

**APPLICATION FOR THE CLEAN OHIO CONSERVATION FUND
SUMMARY SHEET**

APPLICANT: GREEN TOWNSHIP **CODE #** 061-3172
(If Unknown Call OPWC)

DISTRICT NUMBER: 2 **COUNTY:** HAMILTON **DATE** 4/2/08

CONTACT: KEVIN CELAREK **PHONE #** (513) 574-4848 (THE PROJECT CONTACT PERSON SHOULD BE THE INDIVIDUAL WHO WILL BE AVAILABLE DURING BUSINESS HOURS AND WHO CAN BEST ANSWER OR COORDINATE THE RESPONSE TO QUESTIONS)

FAX: (513) 574-6260 **E-MAIL** kcelarek@greentwp.org

PROJECT NAME: Schiermeier Ridge / I-74 Greenway Acquisition

ELIGIBLE APPLICANT

(Check Only 1)

- ☐ A. County (1)
☐ B. City (2)
☒ C. Township (3)
☐ D. Village(4)
☐ E. Conservancy District (6)
☐ F. Soil & Water Conservation District (7)

☐ G. Joint Recreational District (8)
☐ H. Park District/Authority (9)
☐ I. Nonprofit Organization (10)
☐ J. Other _____ (11)

PROJECT TYPE

(Check Largest Component)

- ☒ A. Open Space (7)

☒ B. Riparian Corridor (8)

PRIMARY PROJECT EMPHASIS 4
(Choose a category from Attachment A which most closely describes your primary project emphasis.)

ESTIMATED TOTAL

PROJECT COST (from 1.1f): \$657,000

CLEAN OHIO CONSERVATION

FUNDING REQUESTED: (from 1.2e) \$452,940

NRAC APPROVAL - To be completed by the NRAC Committee ONLY

GRANT: \$ _____

FOR OPWC USE ONLY

PROJECT NUMBER: _____

APPROVED FUNDING: \$ _____

Local Participation _____ %

Project Release Date: _____

Clean Ohio Fund Participation _____ %

1.0 PROJECT FINANCIAL INFORMATION

1.1 PROJECT ESTIMATED COSTS: TOTAL DOLLARS In Kind Dollars (Round to Nearest Dollar) (See definition in instructions.)

a.)	Acquisition Expenses:	\$ <u>631,000</u>	<u> </u>
	Fee Simple Purchase	\$ <u>631,000</u>	
	Easement Purchase	\$ <u>-0-</u>	
	Other Earnest Money	\$ <u>-0-</u>	
b.)	Planning and Implementation:	\$ <u>26,000</u>	\$ <u>1,200</u>
	Appraisal	\$ <u>800</u>	(Clean Ohio Fund
	Closing Costs	\$ <u>-0-</u>	application - Legal
	Title Search	\$ <u>1,200</u>	and professional
	Environmental		services by Land Con-
	Assessments	\$ <u>-0-</u>	servancy of Hamilton
	Design	\$ <u>-0-</u>	County)
	Other Eligible		
	Costs - Survey	\$ <u>16,000</u>	
	Demolition		
	of House	\$ <u>8,000</u>	
c.)	Construction or Enhancement of		
	Facilities:	\$ <u>-0-</u>	<u> </u>
d.)	Permits, Advertising, Legal:	\$ <u>-0-</u>	<u> </u>
e.)	Contingencies:	\$ <u>-0-</u>	<u> </u>
	(not to exceed 10% of total costs)		
f.)	TOTAL ESTIMATED COSTS:	\$ <u>657,000</u>	

* Includes request for 10 hours (\$300) for Hamilton County Soil & Water Conservation District assistance. (Stream assessment, riparian plant selection, hillside stability recommendations and noxious vegetation removal recommendations.)

1.2 PROJECT FINANCIAL RESOURCES:

(Round to Nearest Dollar and Percent)

	DOLLARS	%
a.) In-Kind Contributions (Please define) Legal and professional services from Land Conservancy of Hamilton County (not included in subtotal)	\$ <u>1,200</u>	
b.) Applicant Contributions (Local Funds)	\$ <u>40,000</u>	<u>6%</u>
c.) Other Public Revenues		
Nature Works	\$ <u>-0-</u>	
Land Water Conservation Fund	\$ <u>-0-</u>	
Ohio Environmental Protection Agcy	\$ <u>-0-</u>	
Ohio Water Development Authority	\$ <u>-0-</u>	
Community Dev Block Grant	\$ <u>-0-</u>	
Ohio Dept of Natural Resources	\$ <u>-0-</u>	
OTHER _____	\$ <u>-0-</u>	
d.) Private Contributions (BARGAIN SALE REDUCTION)	\$ <u>164,000</u>	<u>25%</u>
SUBTOTAL LOCAL RESOURCES:	\$ <u>204,060</u>	<u>31%</u>
e.) CLEAN OHIO CONSERVATION FUND:	\$ <u>452,940</u>	
Funds from another NRAC	\$ <u>-0-</u>	
SUBTOTAL CLEAN OHIO RESOURCES:	\$ <u>452,940</u>	<u>69%</u>
f.) TOTAL FINANCIAL RESOURCES:	\$ <u>657,000</u>	<u>100%</u>

1.3 AVAILABILITY OF LOCAL FUNDS:

Attach a statement signed by the Chief Financial Officer listed in section 4.2 certifying all local share funds required for the project will be available on or before the earliest date listed in the Project Schedule section.

Please list any partnership with other sources. (ie; is this part of a larger project or plan): NONE

2.0 PROJECT INFORMATION

If the project is multi-jurisdictional, information must be consolidated in this section.

X Please check here if additional documentation is attached.

2.1 BRIEF PROJECT DESCRIPTION - (Sections A through E):

A: SPECIFIC LOCATION: See attached map

PROJECT COUNTY: Hamilton **PROJECT ZIP CODE:** 45247

B: PROJECT COMPONENTS: Please describe the various project components.

See Attached

C: PROJECT EMPHASIS AS DEFINED BY SECTIONS 164.22 (A) (B) OF THE OHIO REVISED CODE AND LISTED IN APPENDIX A: Please describe.

See Attached

D: DEFINE TERMS OF EASEMENTS:
PLEASE REFER TO SECTION 164.26 OF THE OHIO REVISED CODE.

See Attached

E: INFORMATION REGARDING PUBLIC ACCESS

Where is the access located? Is it open to the general public or are there restrictions? What are the hours of availability? Will the general public be given the opportunity to participate in the planning of the project?

See Attached

2.2 OWNERSHIP/MANAGEMENT/OPERATION: Please address.

See Attached

Attachment – Schiermeier Ridge / I-74 Greenway Preserve

2.0 PROJECT INFORMATION

2.1 BRIEF PROJECT DESCRIPTION (Sections A through E)

A: SPECIFIC LOCATION

This project's address is 5830 Sheed Road, at the junction with West Fork Rd., NE of I-74 Rybolt Rd. Exit #11. It is adjacent to Briarly Creek and Taylor Creek in Green Township. Hamilton County Auditor parcel # is 550 020 0026 (**Exhibit 1a: Location & Exhibit 1b: Taylor Creek sub-watershed**)

PROJECT COUNTY: Hamilton

PROJECT ZIP: 45247

B: PROJECT COMPONENTS

The proposed project involves fee simple acquisition of a 21-acre forested parcel that contains a prominent scenic ridge and steep hillsides. Recognized as a landmark feature of western Hamilton County, it is located in the Taylor Creek sub-watershed of the lower Great Miami River watershed. Its dense tree canopy is visible to the motoring public from I-74, West Fork Rd. and Sheed Rd.

The project ■ acquires land for a public forest and ■ includes natural habitat protection and ■ protects highly erodible lands. It preserves ■ two streams and a major riparian corridor, ■ steep hillsides with slopes of 30 percent and greater and ■ connects corridors of undeveloped lands in the viewshed of I-74, known officially as the I-74 Scenic Greenway (**Exhibit 2 Aerial View**)

Action must be taken now to protect this property because the owner has listed the 21-acre parcel For Sale. The property has all utilities, including sewer and water, and is located in Green Township Zoning "A" Residential. (**Exhibit 3: For Sale sign on property.**)

A contract to purchase the property from the owners has been signed, and is included in this application. The owners have agreed to a substantial Bargain Sale of the land. A Certified Appraisal is included. No NRAC funds will be involved in demolishing the abandoned farmhouse and stone foundations on the property. Green Township will hold title and manage the property in perpetuity. (**Exhibit 4a: Purchase Agreement & 4b: Assignment**)

C: PROJECT EMPHASIS

Meeting both Open Space and Riparian Corridor criteria, the **project preserves high quality, viable habitat for plant and animal species** and provides much-needed wildlife refuge and corridors. It is part of a larger ecosystem and wildlife corridor, providing excellent habitat for animals and birds.

Sheed Road divides the 21-acre tract into two distinct areas: the former farmstead sits E of the road (approx. 4 acres) in the floodplain of the creek. The portion W of Sheed Rd consists of a steep hillside and narrow ridge top (approx. 17 acres), and bounded to the W by Snyder Rd.

The eastern section has an adjoining hayfield, and is now primarily grassland. Near

the road are several large black walnuts and cottonwoods. Typical riparian tree species (boxelder, elm, hackberry and cottonwood) can be found along the margins and along the creek bank. With a little coaxing, this area will eventually revert to a riparian forest.

The western section is a much larger wooded parcel whose forest composition shows a former pasture. There are a number of large, 2-3 ft. diameter trees with wide-spreading crowns. They are primarily red and white oaks, and some black walnuts. In addition there is also a grove of large eastern red cedar on the ridgetop. The rest of the forest consists of younger trees 18 inches in diameter or less — primarily American sycamore, hackberry, boxelder, elm, black cherry and ash. Thick stands of honeysuckle dominate the understory, providing cover and food for wildlife,

The hillside and accompanying lower, creekside meadows are much needed wildlife refuge and travel corridors. If places like these are not preserved, more deer/car collisions and other animal/human conflicts will be the result. The winding course of Sheed Rd. forces cars to go slowly around bends, allowing deer and fox safer passage than usual from the hillside to the creek and meadow areas of this property. (**Exhibit 5: Photos**)

This project is a fee simple acquisition of land to provide access to a riparian corridor, and preserves two natural stream channels — and a functioning floodplain.

The land provides access to Briarly Creek, which flows along the eastern portion of the property. The agricultural field on the property is the old floodplain, which has been downcut to bedrock. The project provides stream protection as it preserves steep slopes that descend from a narrow ridge, providing almost a half-mile (2,450 linear ft.) of riparian buffer along Sheed Rd. and West Fork Rd.

In its forested state, the land provides valuable riparian corridor protection in both the Taylor Creek and Briarly Creek sub-watersheds, and preserves two natural stream channels and a functioning floodplain. According to the Ohio Environmental Protection Agency report: *Biological and Habitat Investigation of Greater Cincinnati Area Streams*, both creeks are among those designated as State Resource Waters (SRW) because they “represent the last relatively undisturbed headwater stream habitats in Hamilton County.”

It is expected that 100-year rain events are likely to increase in frequency as development continues to infill the area. The land now holds water following rainfalls, and the lower sections should be restored in part to a swamp forest.

In its forested, undeveloped state, the hillside property provides a substantial buffer to the streams, preserving forest functions that provide many environmental benefits. These include improving water quality, protecting aquatic biological communities, allowing for flood storage, nutrient absorption and groundwater recharge.

The land provides a natural buffer that helps regulate the flows of the streams, protecting them from erosion and downstream flooding. Tree root systems stabilize the banks while allowing undercutting by the stream, thus providing cover among the submerged roots for many aquatic species. (**Exhibit 6a, 6b: Photos** and **Exhibit 6c: Stream & Contour Map**)

The project preserves steep hillsides with slopes of 30 percent or greater:

A remarkable 95-percent (17 acres) of the land mass contains steep hillsides of 30 percent or greater. There is a 160 ft. vertical drop in elevation from ridgetop (740 ft. above sea level) to its toe at public road and stream level (580 ft. above sea level). The ridgetop is colonized by hundreds of red cedars and a 50-year-old forest that adds to the green cover, cleaning air and

stabilizing the steep sides of the ridge.

The land is located in a critical and sensitive area as defined by Hamilton County Regional Planning Commission and the Soil Survey of Hamilton County. This hillside contains soils notorious for their involvement in landslides. Eden soil is classified as moderately-high to very-high-potential landslide susceptibility due to the underlying Kope bedrock formation and significant slopes.

The retaining wall along Sheed Rd. that abuts Taylor Creek appears to have been compromised in a few locations. Future development along the Sheed Rd. hillside and the associated storm water runoff directed toward Taylor Creek would present further challenges for maintaining the stability of the land and the wall. (**Exhibit 7a:** USGS Map **Exhibit 7b:** Slopes Terrain View)

The project contains highly erodible EcE soils:

The entire site is within an environmentally sensitive area due to steep slopes, fragility of soils and flooding. The parcel contains soils composed predominately of **EcE** (Eden silty clay loam 25-40% slopes), **PfD** (Pate silty clay loam 15-25% slopes) and **SwC2** (Switzerland silt loam 8-15% slopes). Located in the six-acre floodplain through which the stream flows is **Lg** (Lanier sandy loam), suitable for trees. According to Hamilton County maps, all of the soils are considered moderately-to-highly-erodible, and unsuitable for building.

Preservation of the forested hillsides which drain toward Taylor Creek and Briarly Creek would prevent excessive sediment inputs into these waterways as well as the discharge of nonpoint source pollutants if this hillside were to be developed. The importance of protecting greenspace adjacent to tributaries of Taylor Creek is vital. (**Exhibit 8a:** Soil Survey of Hamilton County, Ohio and **Exhibit 8b:** CAGIS Soils)

The project preserves undeveloped lands along viewsheds of a major highway and transportation corridor: Interstate 74 through Western Hamilton County, and also semi-rural Sheed and West Fork roads. It is in a section of the wildlife and scenic corridor that runs along I-74 from Mt. Airy Forest through Western Hamilton County to the Indiana state line.

The property is a highly-visible hillside in the I-74 Scenic Greenway, a conservation project recognized by Green Township, The Land Conservancy of Hamilton County, Ohio and the Hamilton County Park District. All of these organizations have purchased land in the Greenway to protect.

This project acquires a prominent natural hillside area, and connects corridors in the Greenway. It provides a partition between land uses, mitigates noise and air pollution, and acts as a travel corridor for wildlife.

This and other undeveloped scenic lands of Green Township along I-74 are under intense development pressure. The extension of sewer lines in the township, including the trunk line recently installed along Sheed Rd., is sparking commercial and residential development in the immediate area. (**Exhibit 9a:** Aerial Panorama and **Exhibit 9b:** I-74 Greenway Protected Parcels and **Exhibit 9c:** Photos)

This project is an acquisition of connecting corridors for wildlife habitat and scenic views: This parcel will be part of the growing chain of I-74 scenic parcels. It also protects natural habitat and contributes to an important E-W corridor for wildlife migration.

The connectivity of already-preserved parcels will be increased with the completion of the project. Since 2001, Green Township, Hamilton County Park District and the Land Conservancy have protected land that provides scenic views in the I-74 Greenway.

Linking connecting corridors of greenspace that provide scenic views are of great importance to the public. The tree canopy on the site forms a visual and physical relief in the landscape, enhancing valued "quality of place" of Green Township.

The scope of the I-74 Greenway project covers the entire 19-mile interstate in Ohio, linking 5 townships and 2 municipalities in western Hamilton County. It crosses 6.5 miles through northern Green Township.

Green Township currently holds title to six parcels in the I-74 Greenway, including four successful applications to the Clean Ohio Conservation Fund. The Land Conservancy owns one parcel in the Greenway, and holds Conservation Easements protecting two privately-owned parcels. (**Exhibit 10a:** LCHC I-74 Greenway; **Exhibit 10b:** HCPD I-74 Study Corridor; **Exhibit 10c:** Green Township I-74 Greenspace)

The project provides access to natural areas with multiple recreational, economic and aesthetic preservation benefits:

■ **Recreational benefits** provided by the property will be available to the public. Because of the steepness of most of the forested land, passive activities such as bird watching, stream seining and nature walks would be appropriate public use.

■ **Economic benefits** Greenspace in the Greater Cincinnati region has been documented to provide ecosystem services that would cost many millions of dollars to replace. Loss of just 10 percent of our region's forested land would require about \$25 million dollars in additional public expenses every year to maintain water and air quality and manage storm water. In addition, households would incur large losses in real estate values and increases in energy expenses. Stormwater Management Forest cover can intercept up to 50 percent of a rain event, while hard surfaces (rooftops, parking lots, roads) conveys 16 times more storm water. Water Quality Greenspaces protect water quality by removing contaminants and by reducing siltation and erosion. When streams are buffered by surrounding forests, the amount of nitrogen in runoff washing into streams is reduced by 2.5 to 4 times. Air quality maintained Forested land reduces air pollutants: ozone, sulfur dioxide, nitrogen oxides, carbon monoxide particulates. Projects that preserve or increase forest cover dramatically affect air and water quality pollution up to 80 percent. Property values enhanced The economic vitality of an area, an important determinant of long-term property values, is linked with availability of greenspace. Energy Savings A single mature tree provides the cooling equivalent of 9 room air conditioners. Forested greenspaces significantly reduce heating and cooling costs by reducing surface wind speeds and heat-island effects. (**Exhibit 11** Literature review by Bob Temple Nov. 2005: *The Economic Case for Preserving Greenspace*)

■ **Aesthetic benefits** The project preserves threatened land and water resources that define the natural character of the area, protecting the treasured quality of life and heritage of Green Township, and the State of Ohio.

The undeveloped lands of the Greenway are a great natural amenity that provides countless public benefits: scenic and aesthetic, open space, heritage, economic, ecological, recreational and wildlife habitat. The Greenway connects three major parks: Mt. Airy Forest

in Cincinnati, Mitchell Memorial Forest in Miami Township, and Miami-Whitewater Forest in Crosby Township.

This project is in concert with publicly-adopted township and county plans, supporting comprehensive open space planning by: 1. Hamilton County, 2. Green Township, and 3. Hamilton County Park District.

Policies that prevent loss, fragmentation, and degradation of our most important greenspaces is good public policy, good development policy, and in everyone's best financial interest.

1. Hamilton County's COMPREHENSIVE MASTER PLAN AND STRATEGIES (Community COMPASS), adopted by Hamilton County Commissioners in Nov. 2003, has four major goals including "Balancing Development and the Environment." The first object within this goal is to "preserve, restore, and manage natural resources so as to enhance the unique character of the county." Further, Hamilton County's GREENSPACE CONCEPT PLAN, adopted in Nov. 2004, and included in the COMPASS 2030 Plan and Implementation Framework, identifies the I-74 corridor in western Hamilton County as an important "Greenbelt" area.

2. The proposed acquisition preserves steep hillsides with predominately 30 percent slopes, and is among sites identified in the "Environmentally Sensitive Areas" study and map of the WESTERN HAMILTON COUNTY COLLABORATIVE PLAN FOR 2020 (WHCCP). This plan, adopted by Green Township Trustees in Feb. 2000, recommends protection of "environmentally sensitive areas (rivers, streams, aquifer, floodplain, groundwater pollution potential, steep slopes of more than 25 percent)." The WHCCP also recommends protecting stream corridors through acquisition of adjacent land.

3. The "I-74 Greenway Study Corridor" is outlined in the HAMILTON COUNTY PARK DISTRICT's "Potential Greenspace Preservation Opportunities" plan (2002) as a "Potential Greenspace Cooperation Area."

A Resolution of Support for the project has been provided by the Hamilton County Commission. And, Support letters from Green Township's conservation partners in protecting scenic properties in the I-74 Greenway: **The Land Conservancy of Hamilton County**, and **Hamilton County Park District**.

Also Support letters from **Hamilton County Soil and Water Conservation District** (county agency), and nonprofit organizations **The Hillside Trust**, **Friends of the Great Miami** and **Rivers Unlimited** are included. (**Exhibit 12**: 6 letters)

D: DEFINE TERMS OF EASEMENT

Green Township will conform to the long-term ownership and control requirements of the Ohio Public Works Commission. Green Township will record a deed restriction with the appropriate entity.

E: INFORMATION REGARDING PUBLIC ACCESS

The site is visible to the public 24 hours a day, 7 days a week year-round to enjoy its scenic beauty and the many public benefits it provides.

Because of the challenging topography, physical access into the site by the public will be limited to passive activities such as nature walks, stream seining and bird watching.

The public will continue to be involved in the planning for this project. Members of the general public, including community groups, have contributed to I-74 Scenic Greenway planning since 2001, and have also contributed financially to acquire property.

2.2 OWNERSHIP / MANAGEMENT / OPERATION

An operation plan and infrastructure is in place. Green Township will own the property and will steward the land according to established Green Township maintenance practices.

We have inspected the Sheed Rd. property, and it is our opinion that it is a pristine natural area. The site will be preserved as a natural wooded area and will have no development or trails. The unoccupied house will be demolished, and the property will be professionally surveyed with monument stakes placed to identify its boundaries. It will be inspected on a regular basis, as are other Green Township parks and natural areas, to assure that vandals do not degrade it.

Green Township has successful project management experience of similar projects.

We have won four previous Clean Ohio Conservation Fund grants (2005 and 2006) that protect four Greenway properties totally 26 acres. All total, we maintain six parcels as natural areas in the I-74 Greenway.

Green Township has successfully completed numerous land acquisition projects for public parks and natural areas. We own and steward 5 major parks with recreational facilities open year-round, and recently purchased a number of properties for future parks. In addition, Green Township owns and operates Nathanael Greene Lodge and a Senior Citizens Center, facilities that are open year-round for public use.

And, Green Township recently purchased the 50-acre Marge Unnewehr Schott property on Diehl Rd. It will provide recreation and natural areas to benefit all residents.

3.0 PROJECT SCHEDULE:*

	BEGIN DATE	END DATE
3.1 Planning and Implementation:	<u>3/1/08</u>	<u>4/1/08</u>
3.2 Land Acquisition/Easements	<u>4/2/08</u>	<u>12/31/08</u>
3.3 Site Improvements:	<u>5/1/08</u>	<u>11/1/08</u>

* Failure to meet project schedule may result in termination of agreement for approved projects. Modification of dates must be requested in writing by a project official of record and approved by the commission once the Project Agreement has been executed.

4.0 PROJECT OFFICIALS:

4.1	CHIEF EXECUTIVE OFFICER	Kevin Celarek
	TITLE	Green Township Administrator
	STREET	6303 Harrison Avenue
	CITY/ZIP	Cincinnati, OH 45247-7818
	PHONE	(513) 574-4848
	FAX	(513) 574 6260
	E-MAIL	kcelarek@greentwp.org
4.2	CHIEF FINANCIAL OFFICER	Thomas J. Straus
	TITLE	Green Township Clerk
	STREET	6303 Harrison Avenue
	CITY/ZIP	Cincinnati, OH 45247-7818
	PHONE	(513) 574-4848
	FAX	(513) 574 6260
	E-MAIL	tstraus@greentwp.org
4.3	PROJECT MANAGER	Fred B. Schlimm
	TITLE	Director of Public Services
	STREET	6303 Harrison Avenue
	CITY/ZIP	Cincinnati, OH 45247-7818
	PHONE	(513) 574-4848
	FAX	(513) 574 6260
	E-MAIL	fschlimm@greentwp.org

Changes in Project Officials must be submitted in writing from the CEO or CFO.

5.0 ATTACHMENTS/COMPLETENESS REVIEW:

In order that your application may be processed in a timely fashion, please submit your application on

8 2 by 11 white paper with dark ink so that it may be copied for others. It is understood that some items may not conform to this request such as large maps and photographs. Please feel free to include these items.

Confirm in the blocks [] below that each item listed is attached.

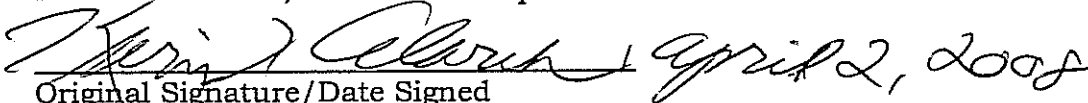
- [X] A certified copy of the authorization by the governing body of the applicant authorizing a designated official to sign and submit this application and execute contracts. This individual should sign under 6.0, Applicant Certification, below.
- [X] A certification signed by the applicant's chief financial officer stating all local share funds required for the project will be available on or before the dates listed in the Project Schedule section.
- [X] A formal detailed estimate of the project=s costs provided by an architect, landscape architect, or other professional. For land acquisition, an appraisal by a State-certified general real estate appraiser, as defined under ORC 4763 for the type of land being appraised will need to be submitted to the NRAC prior to closing.
- [NA] A cooperation agreement (if the project involves more than one entity) which identifies the fiscal and administrative responsibilities of each participant.
- [X] Resolution of Support (Please refer to section 164.23(B)(1) of the Ohio Revised Code for guidance.)
- [NA] Identification of any participation by state agencies that will provide to this particular project and that will provide assistance with respect to the project.
- [X] Information concerning the coordination of the project among local political subdivisions, state agencies, federal agencies, community organizations, conservation organizations, and local business groups.
- [X] Supporting Documentation: Materials such as additional project description, photographs, and/or other information to assist your NRAC in ranking your project. Be sure to include supplements which may be required by your *local* NRAC.
- [X] Have you reviewed your NRAC=s methodology to see that you have addressed all components?

6.0 APPLICANT CERTIFICATION:

The undersigned certifies: (1) he/she is legally authorized to request and accept financial assistance from the Ohio Public Works Commission; (2) to the best of his/her knowledge and belief, all representations that are part of this application are true and correct; (3) all official documents and commitments of the applicant that are part of this application have been duly authorized by the governing body of the applicant; and, (4) should the requested financial assistance be provided, that in the execution of this project, the applicant will comply with all assurances required by Ohio Law, including those involving Buy Ohio and prevailing wages.

Applicant certifies that the project, as defined in the application, has NOT resulted in any transfer of title or rights to land or begun any type of physical improvements prior to the execution of a Project Agreement with the Ohio Public Works Commission. Action to the contrary will result in termination of the agreement and withdrawal of Ohio Public Works Commission funding.

KEVIN CELAREK, Green Township Administrator


Original Signature/Date Signed

ATTACHMENT A

PROJECT EMPHASIS

NOTE: IF THE PROJECT HAS MORE THAN ONE EMPHASIS, PLEASE PLACE A A1" IN THE CATEGORY THAT IS THE PRIMARY EMPHASIS, A A2" IN THE CATEGORY WITH SECONDARY EMPHASIS, AND A A3" IN THE CATEGORY WITH THIRD EMPHASIS.

OPEN SPACE

- ☐ 1. Protects habitat for rare, threatened and endangered species
- ☐ 2. Increases habitat protection
- ☐ 3. Reduces or eliminates nonnative, invasive species of plants or animals
- 1** ☐ 4. Preserves high quality, viable habitat for plant and animal species
- ☐ 5. Restores and preserves aquatic biological communities
- ☐ 6. Preserves headwater streams
- ☐ 7. Preserves or restores floodplain and streamside forest functions
- ☐ 8. Preserves or restores water quality
- 4** ☐ 9. Preserves or restores natural stream channels
- ☐ 10. Preserves or restores functioning floodplains
- ☐ 11. Preserves or restores wetlands
- ☐ 12. Preserves or restores streamside forests
- 2** ☐ 13. Preserves or restores other natural features that contribute to quality of life and state=s natural heritage

RIPARIAN CORRIDOR

- 3** ☐ 14. Fee simple acquisition of lands to provide access to riparian corridors or watersheds
- ☐ 15. Acquisition of easements for protecting and enhancing riparian corridors or watersheds
- ☐ 16. Reforestation of land
- ☐ 17. Planting vegetation for filtration
- ☐ 18. Incorporates aesthetically pleasing and ecologically informed design
- ☐ 19. Enhances educational opportunities and provides physical links to schools and after school centers
- 5** ☐ 20. Acquisition of connecting corridors
- 6** ☐ 21. Supports comprehensive open space planning
- 7** ☐ 22. Provides multiple recreational, economic and aesthetic preservation benefits
- ☐ 23. Allows proper management of areas where safe hunting and trapping may take place in a manner that will preserve balanced natural ecosystems.
- ☐ 24. Enhances economic development that relies on recreational and ecotourism in areas of relatively high unemployment and lower incomes

Administration Offices:
6303 Harrison Avenue
Cincinnati, Ohio 45247-7818

(513) 574-4848
Fax: (513) 574-6260
E-mail: admin@greentwp.org
Website: www.greentwp.org



Board of Trustees:
Tracy Winkler, *Chairman*
Chuck Mitchell, *Vice Chairman*
Tony Upton, *Trustee*

Fiscal Officer:
Tom Straus

GREEN TOWNSHIP BOARD OF TRUSTEES
RESOLUTION# 08-0331-K

AUTHORIZING PURCHASE OF REAL PROPERTY

FOR PUBLIC PURPOSES

BY THE BOARD:

WHEREAS, the Board believes it is in the best interest of the citizens of Green Township that land be purchased for public purposes; and

WHEREAS, the Board is authorized to purchase real property that might be necessary for public purposes under Section 511.11 of the Ohio Revised Code; and

WHEREAS, Frank B. Rosenacker, Trustee of the Wilma H. Schiermeier Charitable Remainder Unitrust, is the owner of real property bearing address of 5830 Sheed Road in Green Township, Hamilton County, Ohio and listed in Hamilton County Auditor's Book 550, Page 210, Parcel 26; and

WHEREAS, Frank B. Rosenacker, Trustee, has agreed to the sale of said property to the Citizens' Land Conservancy of Hamilton County, Ohio, Inc. for the sum of \$466,940.00; and

WHEREAS, the Land Conservancy has agreed to assign its interest in the purchase of said property to the Board for \$1.00 and other good and valuable consideration; and

WHEREAS, the Board believes the subject property would be an appropriate acquisition for the Township.

THEREFORE, BE IT RESOLVED by the Board of Trustees of Green Township as follows:

1. The Township shall enter into an Assignment Agreement with Citizens' Land Conservancy of Hamilton County, Ohio, to purchase the property located 5830 Sheed Road in Green Township, Hamilton County, Ohio and listed in Hamilton County Auditor's Book 550, Page 210, Parcel 26.

2. The purchase shall be completed no later than December 31, 2008, and can be completed sooner if mutually agreeable between the property owner and the Board.

3. The Township Administrator is authorized to sign all documents in connection with the real estate transaction.

4. All formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including, without implied limitation, Section 121.22 of the Revised Code.

ADOPTED AT A REGULAR MEETING of the Board of Township Trustees of Green Township, Hamilton County, Ohio the 31st day of March, 2008.

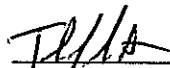
Mr. Upton Yes

Mr. Mitchell Yes

Mrs. Winkler Yes

CERTIFICATE OF FISCAL OFFICER

IT IS HEREBY RESOLVED that the foregoing is a true and correct transcription of a resolution adopted by the Green Township Board of Trustees in session this 31st day of March, 2008.



Thomas J. Straus
Green Township Fiscal Officer
Hamilton County, Ohio

Administration Offices:
6303 Harrison Avenue
Cincinnati, Ohio 45247-7818

(513) 574-4848
Fax: (513) 574-6260
E-mail: admin@greentwp.org
Website: www.greentwp.org



Board of Trustees:
Tracy Winkler, *Chairman*
Chuck Mitchell, *Vice Chairman*
Tony Upton, *Trustee*

Fiscal Officer:
Tom Straus

GREEN TOWNSHIP BOARD OF TRUSTEES
RESOLUTION # 08-0331-L

AUTHORIZING APPLICATION FOR GRANT FROM

THE CLEAN OHIO CONSERVATION FUND

FOR PURCHASE OF PROPERTY AT 5830 SHEED ROAD

BY THE BOARD:

WHEREAS, the Trustees are authorized under Section 505.26 of the Ohio Revised Code to purchase real property for public park and greenspace purposes; and

WHEREAS, the Trustees desire financial assistance under the Clean Ohio Conservation Program, administered by the Ohio Public Works Commission, in order to enable the Board to purchase real property located at 5830 Sheed Road and listed in Hamilton County Auditor's Book 550, Page 210, Parcel 26, which consists of approximately 21.04 acres; and

WHEREAS, the Board has executed an agreement with the owner of said property for its purchase subject to receipt of a grant from the Clean Ohio Conservation Fund of an amount equal to 69 percent of the project costs; and

WHEREAS, the Board believes that the estimated total project costs for this purchase will be \$657,000.00.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Green Township, Hamilton County, Ohio, that an application for a grant from the Clean Ohio Conservation Fund shall be submitted for the I-74 Riparian Corridor Acquisition, being the property at 5830 Sheed Road listed in Hamilton County Auditor's Book 550, Page 210, Parcel 26, which has an estimated total project cost of \$657,000.00.

BE IT FURTHER RESOLVED that the Trustees agree to obligate the funds that are required to satisfactorily complete this project in order to be eligible for the Clean Ohio Conservation Program financial assistance in the amount of 69 percent of the total project costs;

BE IT FURTHER RESOLVED that the Township Administrator is hereby authorized and directed to execute and file applications with the Ohio Public Works Commission, and to enter into any agreements that may be appropriate and necessary for obtaining the financial assistance from the

Clean Ohio Conservation Fund, and to provide all information and documentation required in said application for submission to the Ohio Public Works Commission.

ADOPTED AT A REGULAR MEETING of the Board of the Green Township Trustees in session this 31st day of March, 2008.

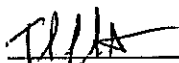
Mr. Upton Yes

Mr. Mitchell Yes

Mrs. Winkler Yes

CERTIFICATE OF FISCAL OFFICER

IT IS HEREBY RESOLVED that the foregoing is a true and correct transcription of a resolution adopted by the Board of Trustees, in session, this 31st day of March, 2008.



Thomas J. Straus
Green Township Fiscal Officer
Hamilton County, Ohio

Administration Offices:
6303 Harrison Avenue
Cincinnati, Ohio 45247-7818

(513) 574-4848
Fax: (513) 574-6260
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Board of Trustees:
Tony Upton, *Chairman*
Tracy Winkler, *Vice Chairman*
Chuck Mitchell, *Trustee*

Fiscal Officer:
Tom Straus

Clean Ohio Conservation Program
Schiermeier Ridge/I-74 Greenway Acquisition (5830 Sheed Road)
\$40,000 Township Funds

CERTIFICATE

I hereby certify that the money to meet the above obligation has been lawfully appropriated for such purposes, and is in the treasury, or in the process of collection to be credited to the proper fund and free from any previous or outstanding obligation, encumbrance or certification as required by Section 5705.41 Ohio Revised Code.

A handwritten signature in black ink, appearing to read "T. Straus", is written over a horizontal line.

Thomas J. Straus
Green Township Fiscal Officer
Date: 4/2/08

APPRAISER DISCLOSURE STATEMENT

In compliance with Ohio Revised Code Section 4763.12 (C)

1. Name of Appraiser: JOYCE A. RUMPKE

2. Class of Certification/Licensure: Certified General
 X ~~Licensed Residential~~
 Temporary General Licensed

Certification/Licensure Number: OH 405577

3. Scope: This report X is within the scope of my Certification or License
 is not within the scope of my Certification or License

4. Service Provided By: X Disinterested & Unbiased Third Party
 Interested & Biased Third Party
 Interested Third Party on Contingent Fee Basis

5. Signature of person preparing and reporting the appraisal:

Joyce A. Rumpke

This form must be included in conjunction with all appraisal assignments or specialized services performed by a state-certified or state licensed real estate appraiser.



APPRAISAL OF REAL PROPERTY

LOCATED AT:

5830 Sheed Road
R2-T2-S30 NW-Pars 26-27
Cincinnati, Ohio 45247-5749

FOR:

Frank B. Rosenacker, Attorney
5537 Cheviot Road
Cincinnati, OH 45247

AS OF:

March 14, 2008

APPRAISALS...Plus!
Joyce A. Rumpke
6790 Weiss Road
Cincinnati, OH 45247-3646

March 17, 2008

Frank Rosenacker, Attorney
5537 Cheviot Road
Cincinnati, OH 45247

Re: Property: 5830 Sheed Road
Cincinnati, Ohio 45247-5749
Parcel ID: 550-210-26

In accordance with your request, I have appraised the above referenced property. The report of that appraisal is attached.

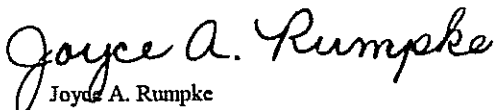
The purpose of this appraisal is to estimate the market value of the property described in this appraisal report, in unencumbered fee simple title of ownership.

This report is based on a physical analysis of the vacant site, a locational analysis of the neighborhood and city, and an economic analysis of the market for properties such as the subject. The appraisal was developed and the report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice.

The value conclusions reported are as of the effective date stated in the body of the report and contingent upon the certification and limiting conditions attached.

It has been a pleasure to assist you. Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Sincerely,


Joyce A. Rumpke
Certified Residential Real Estate Appraiser

LAND APPRAISAL REPORT MARKET DATA ANALYSIS

File No.

MARKET DATA ANALYSIS

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 4		COMPARABLE NO. 5		COMPARABLE NO. 6	
Address	5830 Sheed Road Cincinnati, OH 45247	6230 Snyder Road Cincinnati, OH 45247					
Proximity to Subject		0.50 miles					
Sales Price	\$ NA		\$ 865,400		\$		\$
Price per Acre	\$ NA		\$ 33,884		\$		\$
Data Source	Site Inspection	County Records					
Date of sale and Time Adjustment	DESCRIPTION NA	DESCRIPTION 8/13/2004	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.	DESCRIPTION	+(-)\$ Adjust.
Location	Green Township	Green Township					
Site/View	Heavily Wooded	Wooded					
Site Size	21.04 Acres	25.54 Acres					
Topography	Rolling to Hilly	Rolling to Hilly					
Sales or Financing Concessions		Conventional/ None Known					
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 135,000	<input type="checkbox"/> + <input type="checkbox"/> -	\$	<input type="checkbox"/> + <input type="checkbox"/> -	\$
Indicated Value of Subject		Net 15.6 %	\$ 730,400	Net %	\$	Net %	\$

Comments: See comments in the Reconciliation section, on Page 3 of this report.

COMMENTS

LAND APPRAISAL REPORT

File No.

Borrower NA Census Tract 0206.01 Map Reference See Attached

Property Address 5830 Sheed Road

City Cincinnati County Hamilton State Ohio Zip Code 45247-5749

Legal Description R2-T2-S30 NW-Pars 26-27

Sale Price \$ NA Date of Sale NA Loan Term NA yrs. Property Rights Appraised ☒ Fee ☐ Leasehold ☐ De Minimis PUD

Actual Real Estate Taxes \$ 696.86 (yr) Loan charges to be paid by seller \$ NA Other sales concessions NA

Lender/Client Frank B. Rosenacker, Attorney Address 5537 Cheviot Road, Cincinnati, OH 45247

Occupant Vacant Appraiser Joyce A. Rumpke Instructions to Appraiser Estimate Market Value

Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Employment Stability <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Convenience to Employment <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Convenience to Shopping <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Convenience to Schools <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Adequacy of Public Transportation <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Recreational Facilities <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Adequacy of Utilities <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Property Compatibility <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Protection from Detrimental Conditions <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Police and Fire Protection <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> General Appearance of Properties <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Appeal to Market <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Built Up	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%	
Growth Rate	<input type="checkbox"/> Fully Dev.	<input checked="" type="checkbox"/> Rapid	<input type="checkbox"/> Slow	
Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	
Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Oversupply	
Marketing Time	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 4-6 Mos.	<input type="checkbox"/> Over 6 Mos.	
Present Land Use	<u>80% 1 Family</u>	<u>% 2-4 Family</u>	<u>% Apts.</u>	
	<u>% Industrial</u>	<u>20% Vacant</u>	<u>%</u>	
Change in Present Land Use	<input checked="" type="checkbox"/> Not Likely	<input type="checkbox"/> Likely (*)	<input type="checkbox"/> Taking Place (*)	
	(*) From _____ To _____			
Predominant Occupancy	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	<u>2 % Vacant</u>	
Single Family Price Range	\$ <u>40,000</u> to \$ <u>250,000</u>		Predominant Value \$ <u>150,000</u>	
Single Family Age	<u>10</u> yrs. to <u>100</u> yrs.		Predominant Age <u>60</u> yrs.	

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise): The subject is located in Green Township, which is bordered by Colerain Twp to the north, Delhi Twp to the south, the City of Cincinnati to the east, and Whitewater Twp to the west. Situated in the Oak Hills Local School District. Within a few minutes driving time Interstates 74 & 275 and Ronald Reagan Highway. Access to Miami Whitewater Forest, a Hamilton County Public Park, within a fifteen minute drive from the subject. The park spans 4,279 acres, offering picnic areas & shelters, a recreational lake, golf course, biking, and fitness & equestrian trails.

Dimensions See Attached Plat Map = 21.04 Acres Sq. Ft. or Acres ☐ Corner Lot

Zoning classification Residence A - SFR Present Improvements ☒ do ☐ do not conform to zoning regulations

Highest and best use ☐ Present use ☒ Other (specify) Residential Development

Elec. <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Water <input checked="" type="checkbox"/> San. Sewer <input type="checkbox"/> <input type="checkbox"/> Underground Elect. & Tel.	Public	Other (Describe)	OFF SITE IMPROVEMENTS Street Access <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private Surface <u>Blacktop</u> Maintenance <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Storm Sewer <input type="checkbox"/> Curb/Gutter <input type="checkbox"/> Sidewalk <input type="checkbox"/> Street Lights	Topo <u>Rolling</u> Size <u>21.04 Acres</u> Shape <u>Irregular ~ See Attached Tax Map</u> View <u>Heavily Wooded & Creek</u> Drainage <u>Appears Adequate</u>

Is the property located in a HUD identified Special Flood Hazard Area? ☒ No ☐ Yes

Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions): There were no apparent adverse conditions noted; however, subject to easements, encroachments, and special assessments. The property is divided by Sheed Road. A portion of the property lies east of Sheed Road; however, the majority of the site is situated between Sheed Road & Snyder Road. Due to the size of the subject parcel and the condition of the dwelling that is situated on the smaller portion of the property, no value will be placed on the structure.

The undersigned has recited three recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	5830 Sheed Road Cincinnati, OH 45247	7825 Zion Hill Road Clevs. OH 45002	6000 West Fork Road Cincinnati, OH 45247	7676 Forfeit Run Road Cincinnati, OH 45247
Proximity to Subject		2.52 miles	1.02 miles	1.32 miles
Sales Price	\$ NA	\$ 336,000	\$ 825,000	\$ 1,500,000
Price per Acre	\$ NA	\$ 26,811	\$ 49,160	\$ 48,733
Data Source	Site Inspection	County Records	County Records	County Records
Date of Sale and Time Adjustment	DESCRIPTION NA	DESCRIPTION 5/17/2007	DESCRIPTION 9/05/2006	DESCRIPTION 2/16/2006
Location	Green Township	Miami Township	Green Township	Green Township
Site/View	Heavily Wooded	Wooded	Cleared	Wooded
Site Size	21.04 Acres	12.532	16.782	30.780 Acres
Topography	Rolling to Hilly	Rolling to Hilly	Slightly Rolling/-25%	Slightly Rolling/-25%
Sales or Financing Concessions		Conventional/ None Known	Conventional/ None Known	Conventional/ None Known
Net Adj. (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 255,200	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 78,550	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 667,200
Indicated Value of Subject		Net 76.0 % \$ 591,200	Net 9.5 % \$ 746,450	Net 44.5 % \$ 832,800

Additional Listings

File #

FEATURE		SUBJECT		LISTING # 1		LISTING # 2		LISTING # 3	
Address 5830 Sheed Road Cincinnati, OH 45247		3208 West Fork Road Cincinnati, OH 45211							
Proximity to Subject		3.7 miles							
List Price	\$ NA	\$ 349,900		\$		\$		\$	
List Price/Gross Liv. Area	\$ NA sq.ft.	\$ 35,000/Acre sq.ft.		\$ sq.ft.		\$ sq.ft.		\$ sq.ft.	
Last Price Revision Date	NA	NA							
Data Source(s)		MLS							
Verification Source(s)		County Records							
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.
Sales or Financing Concessions		NA							
Days on Market		94 Days							
Location	Green Township	Green Township							
Leasehold/Fee Simple	Fee Simple	Fee Simple							
Site	21.04 Acres	10 Acres	+331,200						
View	Heavily Wooded	Heavily Wooded							
Design (Style)	Rolling to Hilly	Rolling to Hilly							
Quality of Construction	NA	NA							
Actual Age	NA	NA							
Condition	NA	NA							
Above Grade Room Count	Total Bdrms. Baths NA NA NA	Total Bdrms. Baths NA NA NA		Total Bdrms. Baths NA NA NA		Total Bdrms. Baths NA NA NA		Total Bdrms. Baths NA NA NA	
Gross Living Area	NA sq.ft.	NA sq.ft.		sq.ft.		sq.ft.		sq.ft.	
Basement & Finished Rooms Below Grade	NA	NA							
Functional Utility	NA	NA							
Heating/Cooling	NA	NA							
Energy Efficient Items	NA	NA							
Garage/Carport	NA	NA							
Porch/Patio/Deck	NA	NA							
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 331,200	<input type="checkbox"/> + <input type="checkbox"/> -	\$	<input type="checkbox"/> + <input type="checkbox"/> -	\$	<input type="checkbox"/> + <input type="checkbox"/> -	\$
Adjusted List Price of Comparables		Net 94.7 % Gross 94.7 %	\$ 681,100	Net % Gross %	\$	Net % Gross %	\$	Net % Gross %	\$

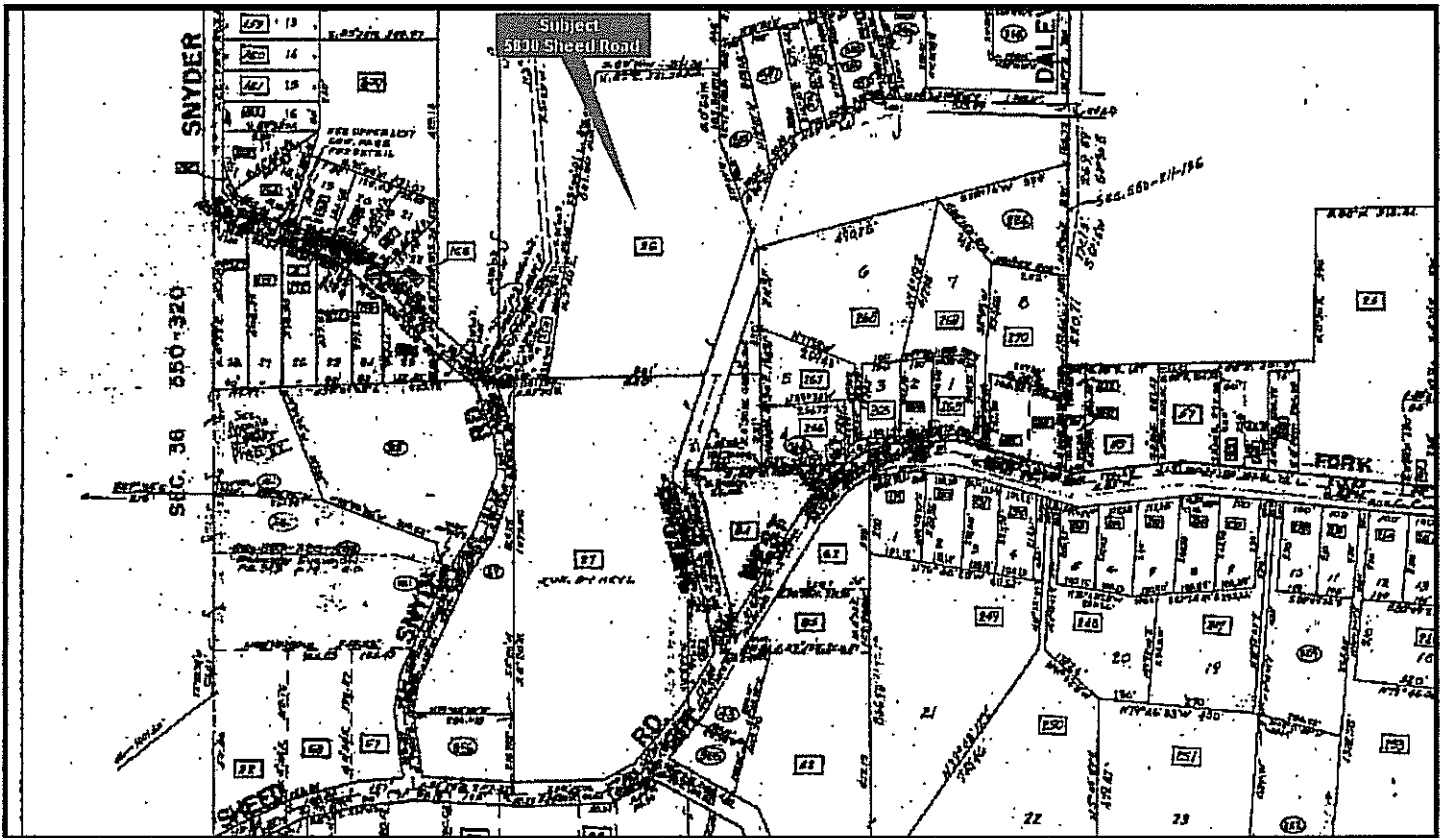
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	LISTING # 1	LISTING # 2	LISTING # 3
Date of Prior Sale/Transfer	2/28/2005	NA		
Price of Prior Sale/Transfer	\$0	NA		
Data Source(s)	County Records	County Records		
Effective Date of Data Source(s)	3/2008	3/2008		

Comments: The above property is a current listing of a 10 acre vacant site in Green Township. Although the property has been on the market for only 94 days with its current listing, it has several additional listings that have expired since 2005. The site is very similar to the subject in topography and utilities available. The property has 8 wooded acres and 2 have been cleared for residential development. This listing is a very good indicator of 'per acre' vacant land value in the subject's market area.

Tax Assessor's Map

Borrower/Client Frank B. Rosenacker			
Property Address 5830 Sheed Road			
City Cincinnati	County Hamilton	State Ohio	Zip Code 45247-5749
Lender NA			



Flood Map

Borrower/Client Frank B. Rosenacker

Property Address 5830 Sheed Road

City Cincinnati

County Hamilton

State Ohio

Zip Code 45247-5749

Lender NA

InterFlood



by a la mode

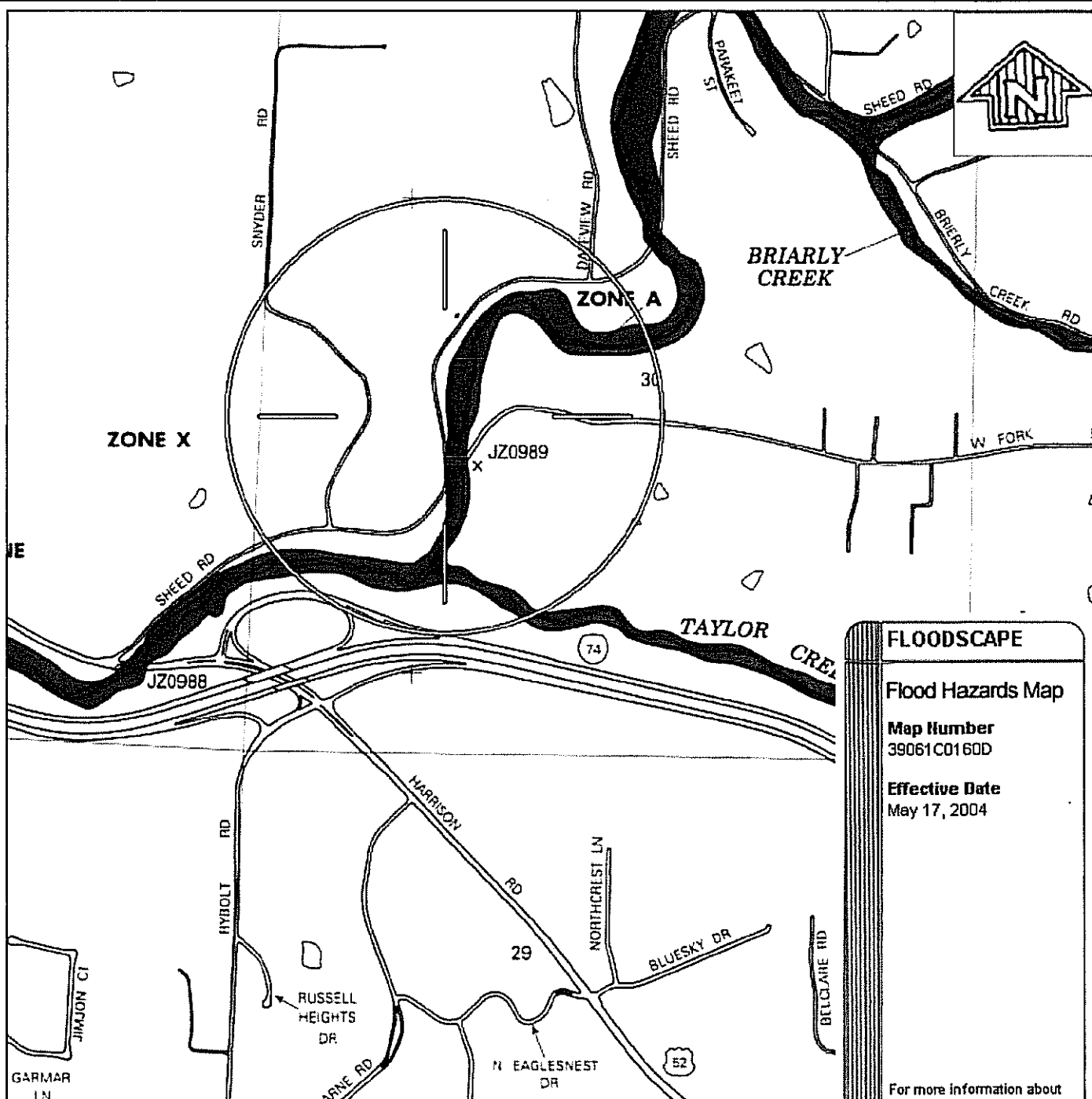
www.interflood.com • 1-800-252-6633

Prepared for:

Appraisals Plus

5830 Sheed Road

Cincinnati, Ohio 45247-5749



FLOODSCAPE

Flood Hazards Map

Map Number

39061C0160D

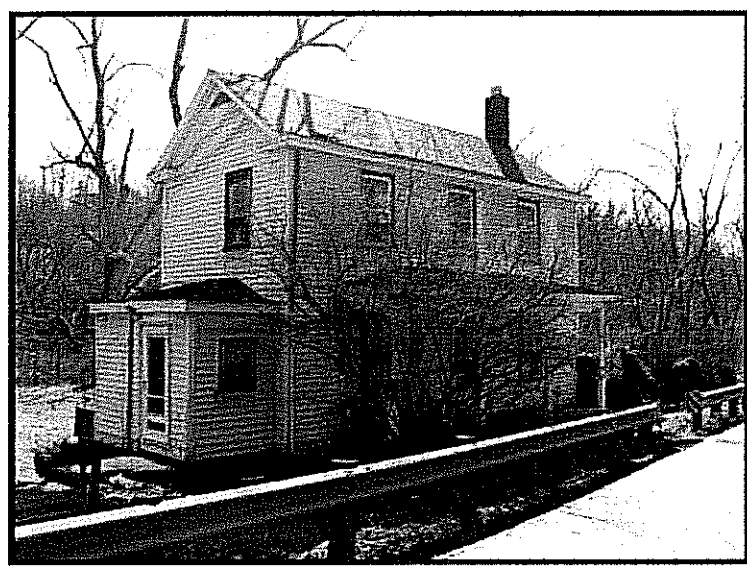
Effective Date

May 17, 2004

For more information about

Subject Photograph Addendum

Borrower/Client	Frank B. Rosenacker				
Property Address	5830 Sheed Road				
City	Cincinnati	County	Hamilton	State	Ohio
				Zip Code	45247-5749
Lender	NA				



VACANT HOUSE ON SUBJECT SITE



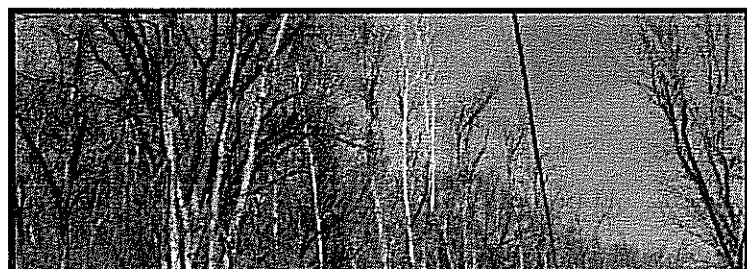
EAST VIEW



WEST VIEW



CREEK VIEW



Comparable Tax Maps

Borrower/Client Frank B. Rosenacker

Property Address 5830 Sheed Road

City Cincinnati

County Hamilton

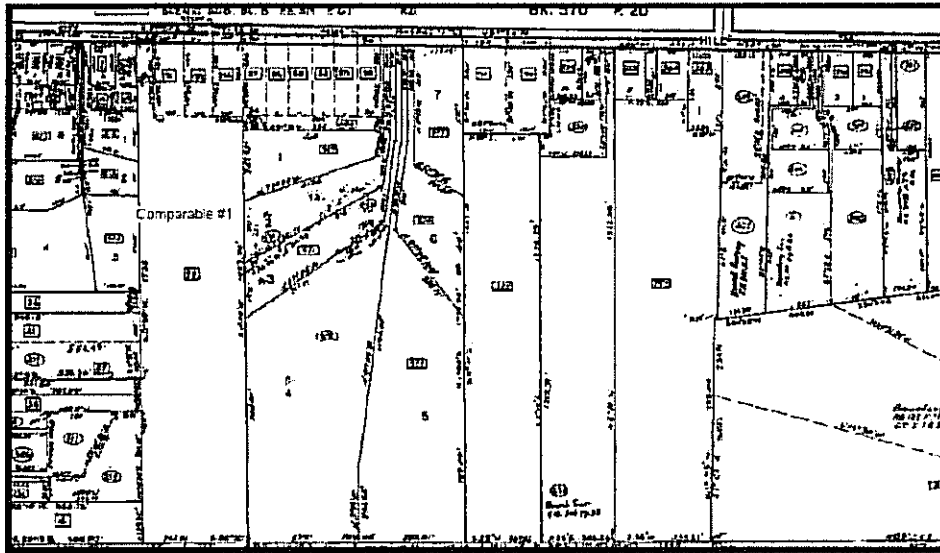
State Ohio

Zip Code 45247-5749

Lender NA

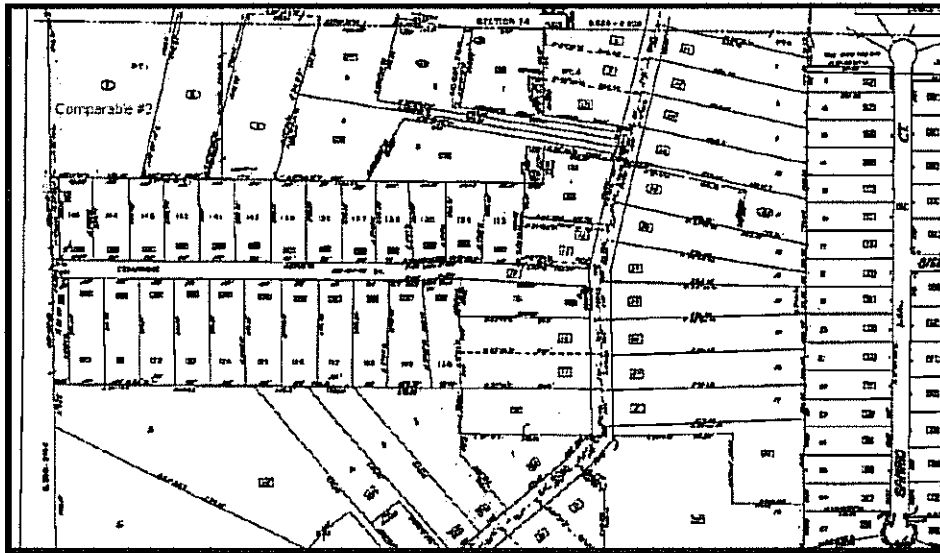
Comparable 1

7825 Zion Hill Road



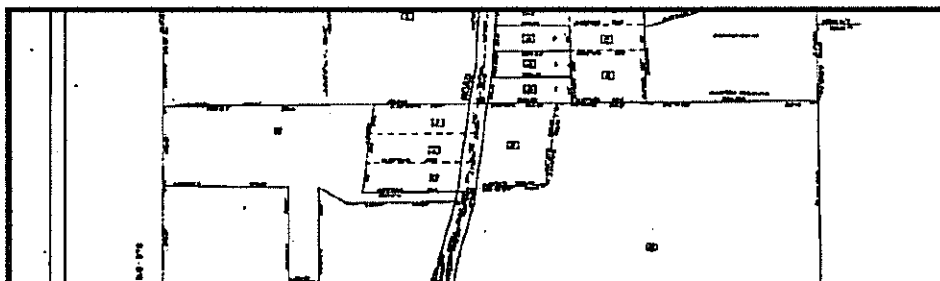
Comparable 2

6000 West Fork Road



Comparable 3

7676 Forfeit Run Road

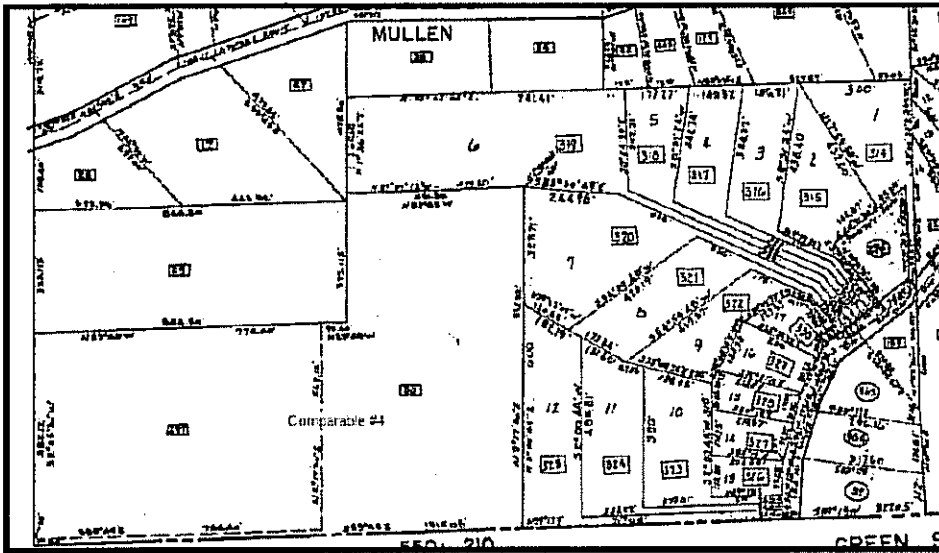


Comparable Tax Maps

Borrower/Client Frank B. Rosenacker			
Property Address 5830 Sheed Road			
City Cincinnati	County Hamilton	State Ohio	Zip Code 45247-5749
Lender NA			

Comparable 4

6230 Snyder Road



Comparable Sales Map

Borrower/Client	Frank B. Rosenacker
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Property Address 5830 Sheed Road

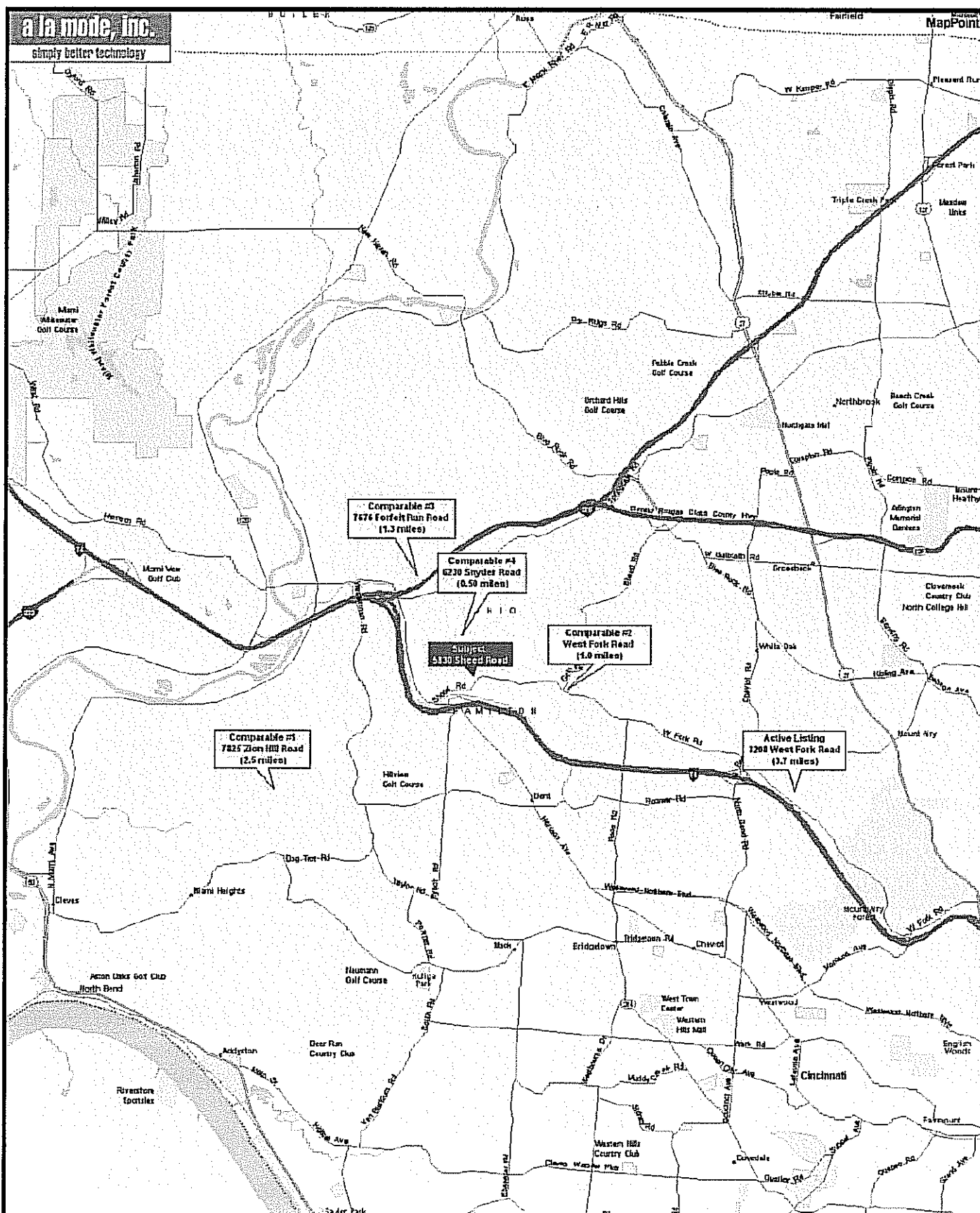
City Cincinnati

County Hamilton

State Ohio

Zip Code 45247-5749

Lender NA



DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: 5830 Sheed Road, Cincinnati, Ohio 45247-5749

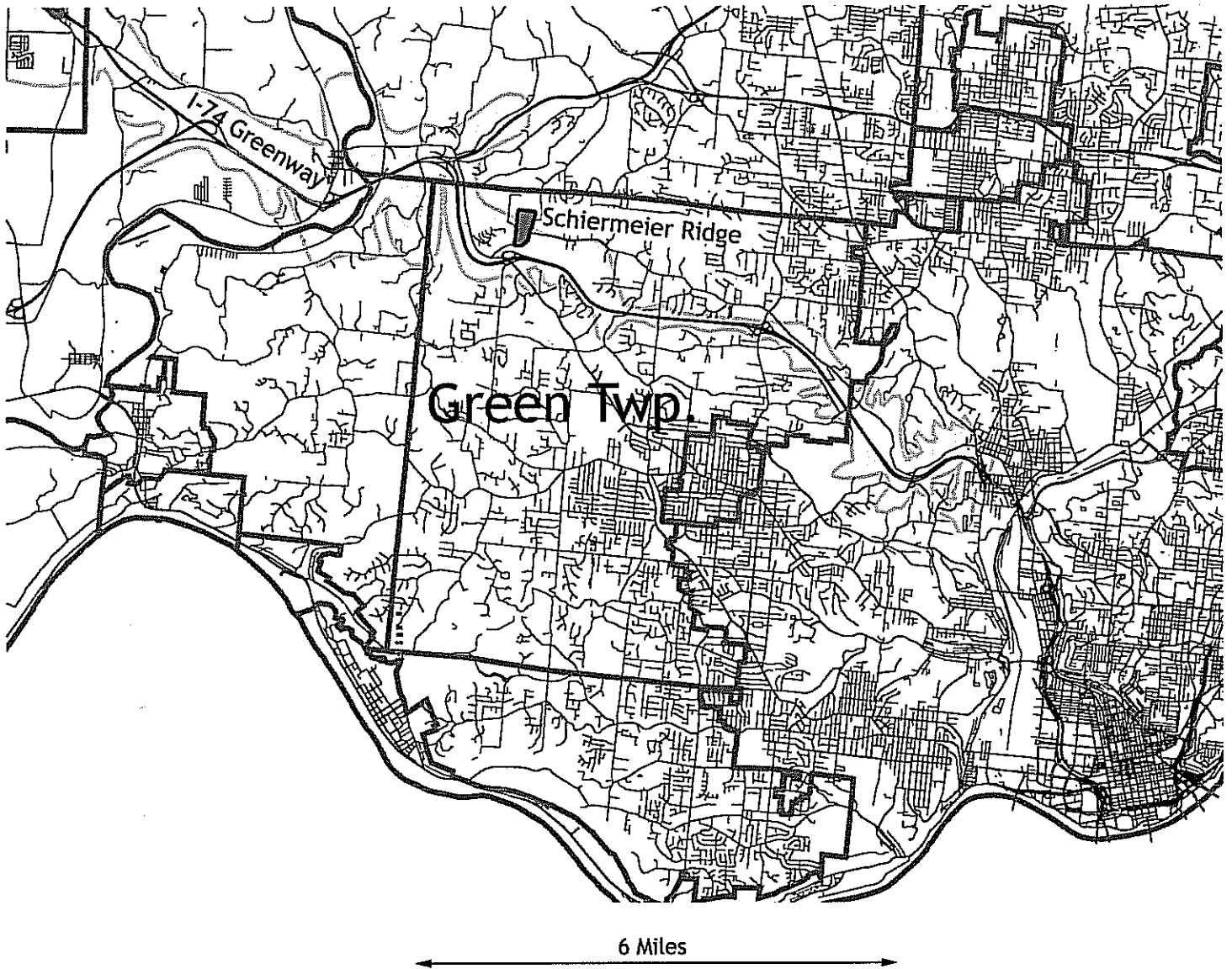
APPRAISER:**SUPERVISORY APPRAISER (only if required):**

Signature: Joyce A. Rumpke
 Name: Joyce A. Rumpke
 Date Signed: March 17, 2008

Signature: _____
 Name: _____
 Date Signed: _____

Exhibits

Western Hamilton County



Location Map

MAP OF TAYLOR CREEK WATERSHED

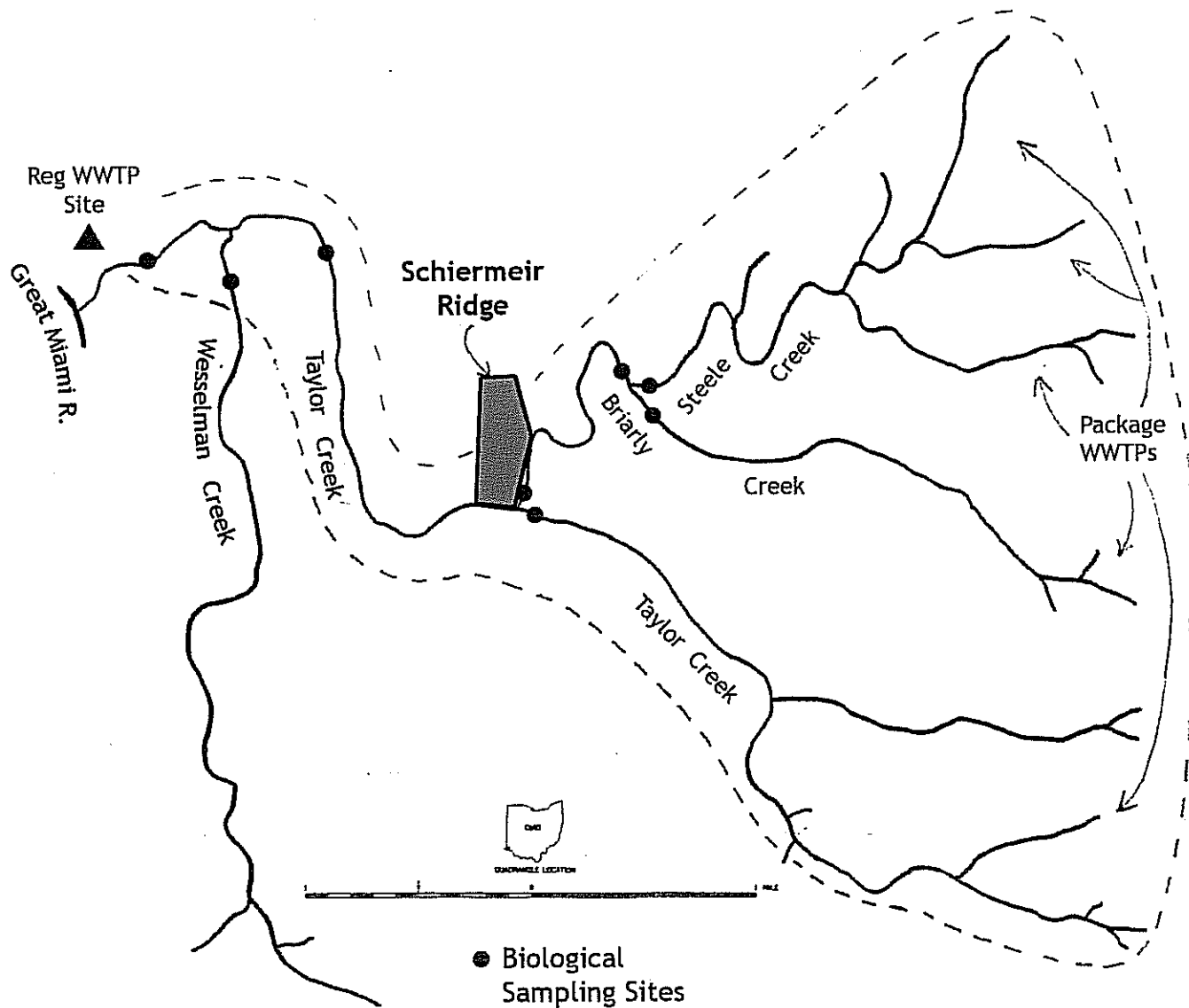
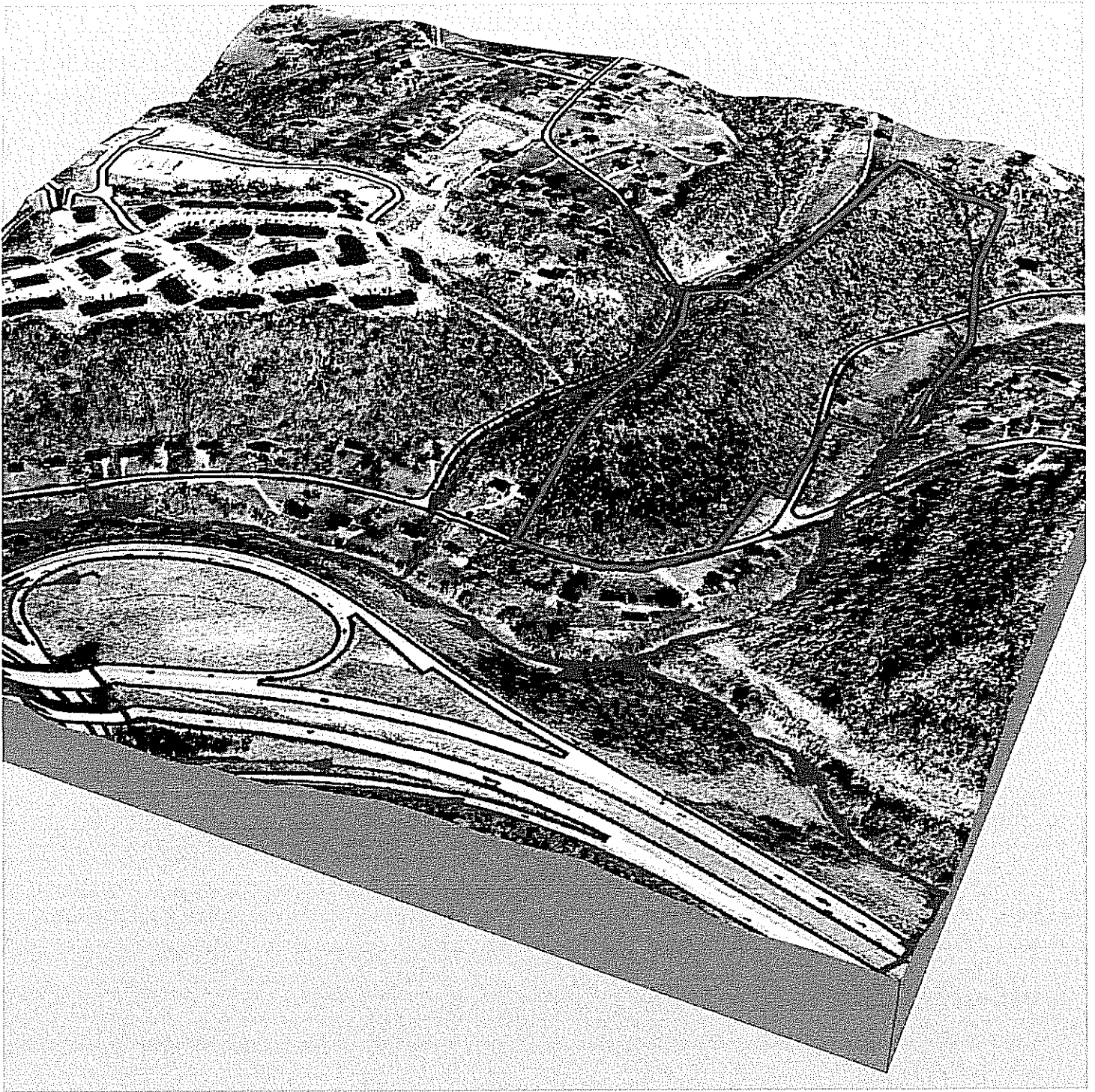


Figure 1. The Taylor Creek watershed study area showing the nine locations sampled for fish, macroinvertebrates, and physical habitat, June - August 1990.

Evaluation of the Taylor Creek Watershed

Ohio Environmental Protection Agency
Ecological Assessment Section
Division of Water Quality Planning & Assessment



Aerial View



Sign advertising Schiermeier property for sale. House in background.

PURCHASE AGREEMENT

FRANK B. ROSENACKER, TRUSTEE OF THE WILMA H. SCHIERMEIER CHARITABLE REMAINDER UNITRUST (hereinafter referred to as "Seller") and CITIZENS' LAND CONSERVANCY OF HAMILTON COUNTY, OHIO, INC, acting through its Board of Directors (hereinafter referred to as "Purchaser"), agree as follows:

1. RECITALS

- A. Seller is the owner of real property located at 5830 Sheed Road in Green Township, Hamilton County, Ohio and listed in Hamilton County Auditor's Book 550, Page 0210, Parcel 0026, which consists of approximately 21.040 acres.
- B. Purchaser desires to purchase the property, and Seller desires to sell said real property to Purchaser on the terms and conditions set forth in this Agreement.

2. SALE OF PROPERTY

Seller shall sell to Purchaser and Purchaser shall purchase from Seller the real property, together with any easements, rights-of-way as appurtenances belonging or in any way appertaining thereto, upon the terms and conditions set forth herein. The sale shall further be subject to easements and restrictions of record.

3. TERMS

- A. The purchase price shall be the sum of Four Hundred Sixty-Six Thousand Nine Hundred Forty Dollars (\$466,940.00), which is 74% of its appraised value of Six Hundred Thirty-One Thousand Dollars (\$631,000.00).
- B. The entire purchase shall be paid to Seller by the Purchaser's good and sufficient warrant upon final settlement and delivery of deed, less tax preparations and CAUV recapture.

4. TITLE

Title to said real property shall be conveyed by Fiduciary deed of, in fee simple, on or before the 31st day of December, 2008, free, clear and unencumbered, as of the date of closing, except restrictions and easements of record. Seller agrees that the closing may be

delayed due to contingencies set out hereafter, and will agree to a reasonable extension of time on the closing if necessary.

5. TAXES AND ASSESSMENTS

Seller shall pay or credit on the purchase price, all real estate taxes for years prior to the closing, and a portion of such taxes for the year of closing, prorated through the date of closing. Proration of undetermined taxes shall be based on a 365 day year and on the last available tax rate and valuation, and the amounts so computed and adjusted shall be final. In addition, in the event that said property presently has an agricultural use, which use affects the real estate taxes, then Seller shall pay or credit on the purchase price all taxes that may be recaptured under the agricultural tax program. Subject to the foregoing, the Purchaser shall assume to pay taxes and assessments, if any, thereafter.

6. SURVEY

Purchaser may cause the real property to be surveyed, at its expense, in order to establish its boundaries with certitude; to verify that the real property is as portrayed in Purchaser's field inspection; and to ascertain whether any encroachments exist with respect thereto. In the event that the results of such survey are substantially different than the survey document provided by Seller to Purchaser previously, Purchaser may, by written notice thereof to Seller, terminate this Agreement; provided, however, that Seller shall have additional time, not to exceed thirty days from the date of receipt of the termination notice, to effect a cure of the contingencies set forth in Section Eight of this Agreement and the aforesaid survey.

7. SELLER'S CERTIFICATION

Seller certifies to Purchaser that, to the best of Seller's knowledge (a) there are no pending orders or ordinances or resolutions that have been enacted or adopted authorizing work or improvements for which the real estate may be assessed with no exceptions; (b) the real property is not located in an historic district; (c) the real property is not located in an Environmental Quality District; (d) no township, county or state orders have been served upon Seller requiring work to be done or improvements to be made which have not been performed, with no exceptions; and (e) the real property is free from contamination by hazardous substances (meaning and including all hazardous or toxic substances, wastes, materials, pollutants or contaminants, other similar substances, or materials regulated by

applicable state or federal environmental laws). Seller further certifies that there presently exists no defects or conditions known to Seller which would adversely affect or materially impair the fitness of the real property for the propose of its intended use.

8. CONTINGENCIES

This contract shall be contingent upon the following, all of which are to be completed on or before September 30, 2008 unless otherwise noted herein.

- (a) Survey of proposed land satisfactory to purchaser. Cost of any such survey to be borne by Purchaser.
- (b) Results of a Phase I environmental assessment that are satisfactory to Purchaser. Cost of any such assessment to be borne by Purchaser.
- (c) A satisfactory title examination and review of easements and restrictions of record to which will not adversely affect the Purchaser's intended use of the premises. Cost of any such title examination to be borne by Purchaser.
- (d) Receipt by the Purchaser from the Clean Ohio Conservation Fund of a grant for the purchase price, based on an application to be submitted by the Purchaser to the Clean Ohio Fund prior to the April 4, 2008 application deadline, with the grant decision to be announced by the Clean Ohio Conservation Fund by July 31, 2008.

9. GENERAL PROVISIONS:

- (a) This contract shall be governed by the laws of the State of Ohio.
- (b) All warranties, representations and covenants herein contained shall survive the closing and if said deed and this contract are inconsistent, the provisions of this contract shall control.
- (c) No real estate commission shall be due any broker as a result of this contract and closing.

We hereby represent that we are ready, willing and able to carry out this offer.

Seller:


Date: MAR 25, 2008

Wilma H. Schiermeier Charitable
Remainder UniTrust

By 
Frank B. Rosenacker, Trustee

Purchaser: CITIZENS' LAND
CONSERVANCY OF HAMILTON COUNTY, OHIO, INC.

Date: MARCH 25, 2008

By 
Roland Johnson, President

ASSIGNMENT OF PURCHASE AGREEMENT

THIS Assignment is made this 2nd day of April, 2008, between **CITIZENS' LAND CONSERVANCY OF HAMILTON COUNTY, OHIO, INC.**, hereinafter called Assignor, and **BOARD OF TRUSTEES OF GREEN TOWNSHIP, HAMILTON COUNTY, OHIO**, hereinafter called Assignee.

WHEREAS, Assignor has entered into a Purchase Agreement with Frank B. Rosenacker, Trustee of the Wilma H. Schiermeier Charitable Remainder Unitrust, dated MARCH 25, 2008, for the purchase of real property located at 5830 Sheed Road, Green Township, Hamilton County, Ohio, as listed in Hamilton County Auditor's Book 550, Page 210, Parcel 26; and

WHEREAS, Assignor wishes to assign its interest as Purchaser under the Purchase Agreement to Assignee, and Assignee wishes to accept assignment of the interest as Purchaser of the real property.

NOW, THEREFORE, for and in consideration of the sum of \$1.00, receipt of which is hereby acknowledged, and the agreement of the Assignee, hereinafter set forth, the Assignor hereby assigns and transfers to the Assignee and its successors and assigns, all of its right, title and interest in and to the Purchase Agreement hereinbefore described, a copy of which is attached hereto and incorporated by reference herein, and the Assignee hereby agrees to and does accept the assignment and in addition expressly assumes and agrees to keep, perform, and fulfill all the terms, covenants, conditions, and obligations required to be kept, as well as being entitled to the benefit of all contingencies contained within the Purchase Agreement, including specifically, but not limited to, the provision that the Purchase Agreement is contingent upon receipt by Purchaser (now Assignee) of a grant from the Clean Ohio Conservation Fund for the purchase price of \$466,940.00.

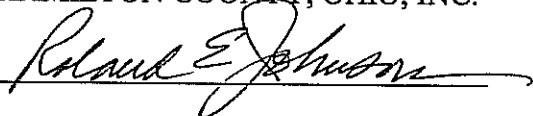
This agreement shall be binding on and inure to the benefit of the parties hereto, their heirs, executors, administrators, successors in interest and assigns.

All actions and deliberations of the Green Township Board of Trustees concerning and relating to the within Agreement were taken in open meetings of the Board, in compliance with all legal requirements, including (without implied limitation) Ohio Revised Code Section 121.22, except as otherwise permitted thereby. Furthermore, all actions by the Green Township Board of Trustees with respect to this Agreement are in total compliance with the Ohio Revised Code.

Executed the day and year first above written.

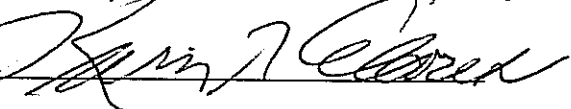
ASSIGNOR

CITIZENS' LAND CONSERVANCY
OF HAMILTON COUNTY, OHIO, INC.

By: 

ASSIGNEE

BOARD OF TRUSTEES OF GREEN
TOWNSHIP, HAMILTON COUNTY, OHIO

By: 

STATE OF OHIO)
) ss:
COUNTY OF HAMILTON)

Before me, a Notary Public in and for said County and State, personally appeared ROLAND E. JOHNSON, in his capacity as PRESIDENT of Citizens Land Conservancy of Hamilton County, Ohio, Inc., who acknowledged that he did sign the foregoing instrument and that the same is his and the Conservancy's free and voluntary act and deed.

In Testimony Whereof, I have set my hand at Cincinnati, Ohio, on the 7th day of April, 2008.

Therese M. Schinkal
NOTARY PUBLIC

THERESE M. SCHINKAL
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 10-24-11

STATE OF OHIO)
) ss:
COUNTY OF HAMILTON)

Before me, a Notary Public in and for said County and State, personally appeared Kevin T. Celarek, in his capacity as Administrator of Green Township, who acknowledged that he did sign the foregoing instrument and that the same is his and the Board of Green Township Trustees' free and voluntary act and deed.

In Testimony Whereof, I have set my hand at Cincinnati, Ohio, on the 15 day of April, 2008.

Francis M. Hyle
NOTARY PUBLIC

FRANCIS M. HYLE, Attorney at Law
NOTARY PUBLIC - STATE OF OHIO
My Commission has no expiration
date, Section 147.03 R.C.

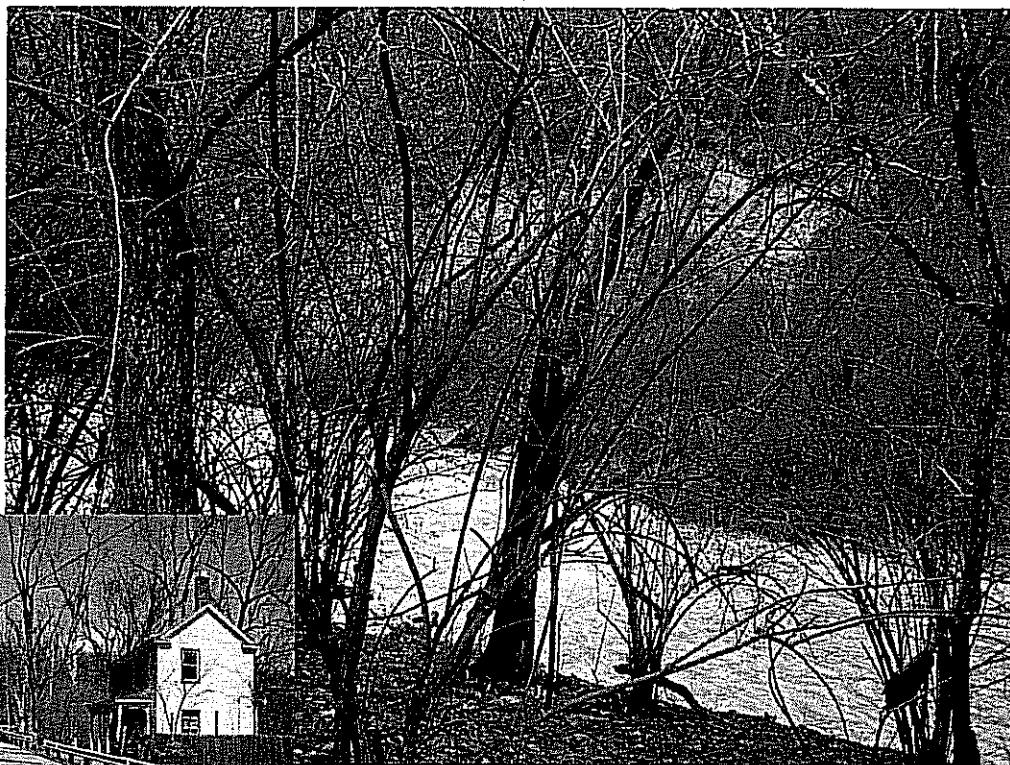
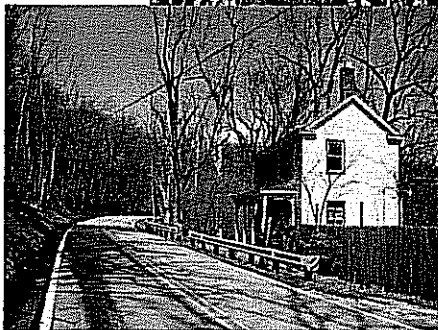


Agricultural field in floodplain on Schiermeier property. House in distance.



Looking N up Briarly Creek, Scheirmeier property on left in distance

INSET
Unoccupied house
(to be demol-
ished) at 5830
Sheed Rd. 1.2 mi
N of West Fork Rd



Briarly Creek at back of Schiermeier property flows
S to Taylor Creek.



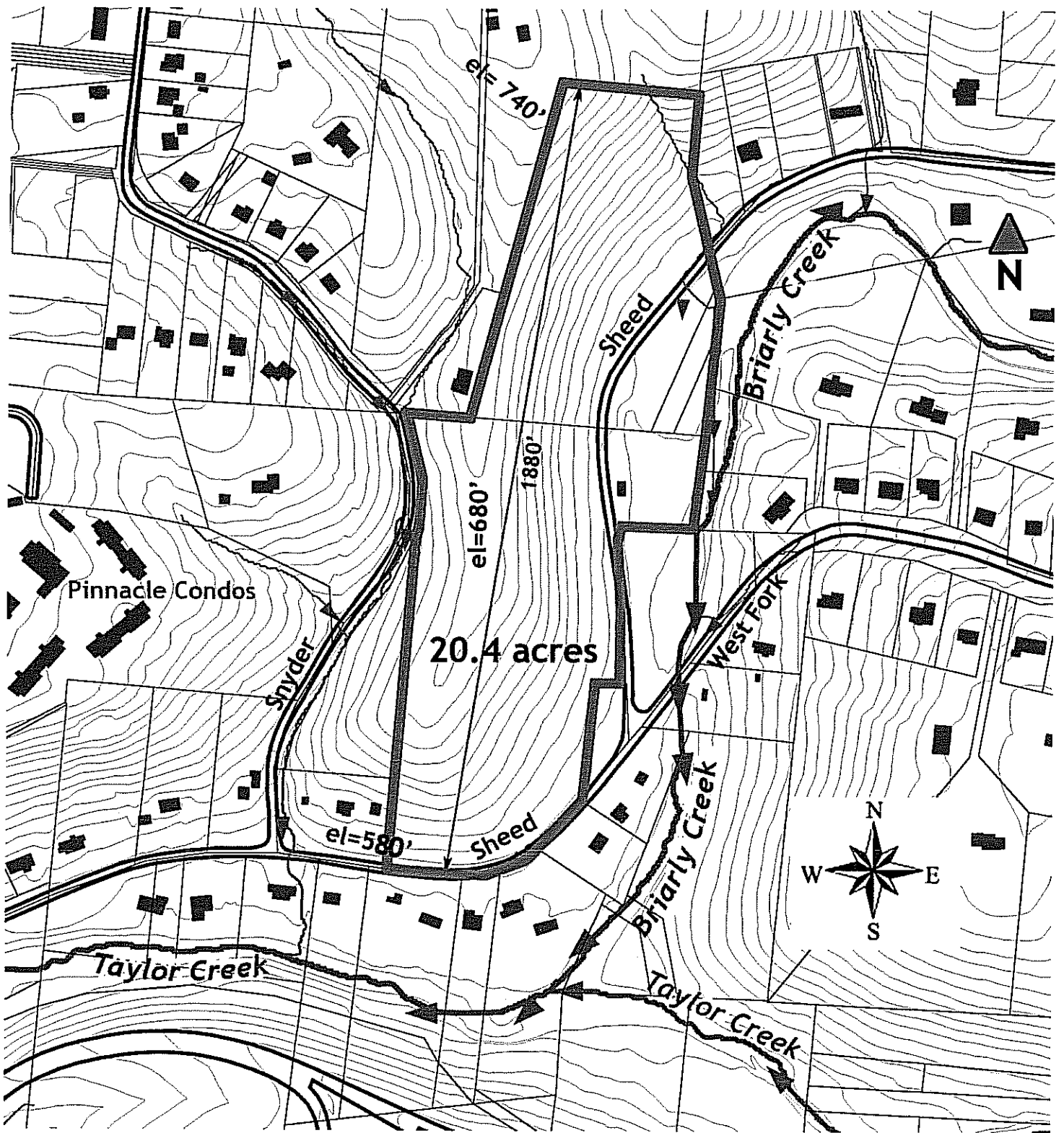
Briarly Creek flows S through Schiermeier property (left).



FROM CULVERT AT WEST FORK RD.: Looking S downstream on Briarly Creek.



FROM CULVERT AT WEST FORK RD.: Looking N upstream on Briarly Creek.
Scheiermeier property at left, around bend.



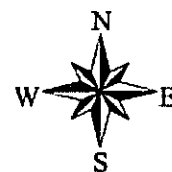
Stream and Contour Map
10' Intervals



**Schiermeier
Ridge**

**USGS
Map**

Addyston
Quadrangle
Ohio-Kentucky

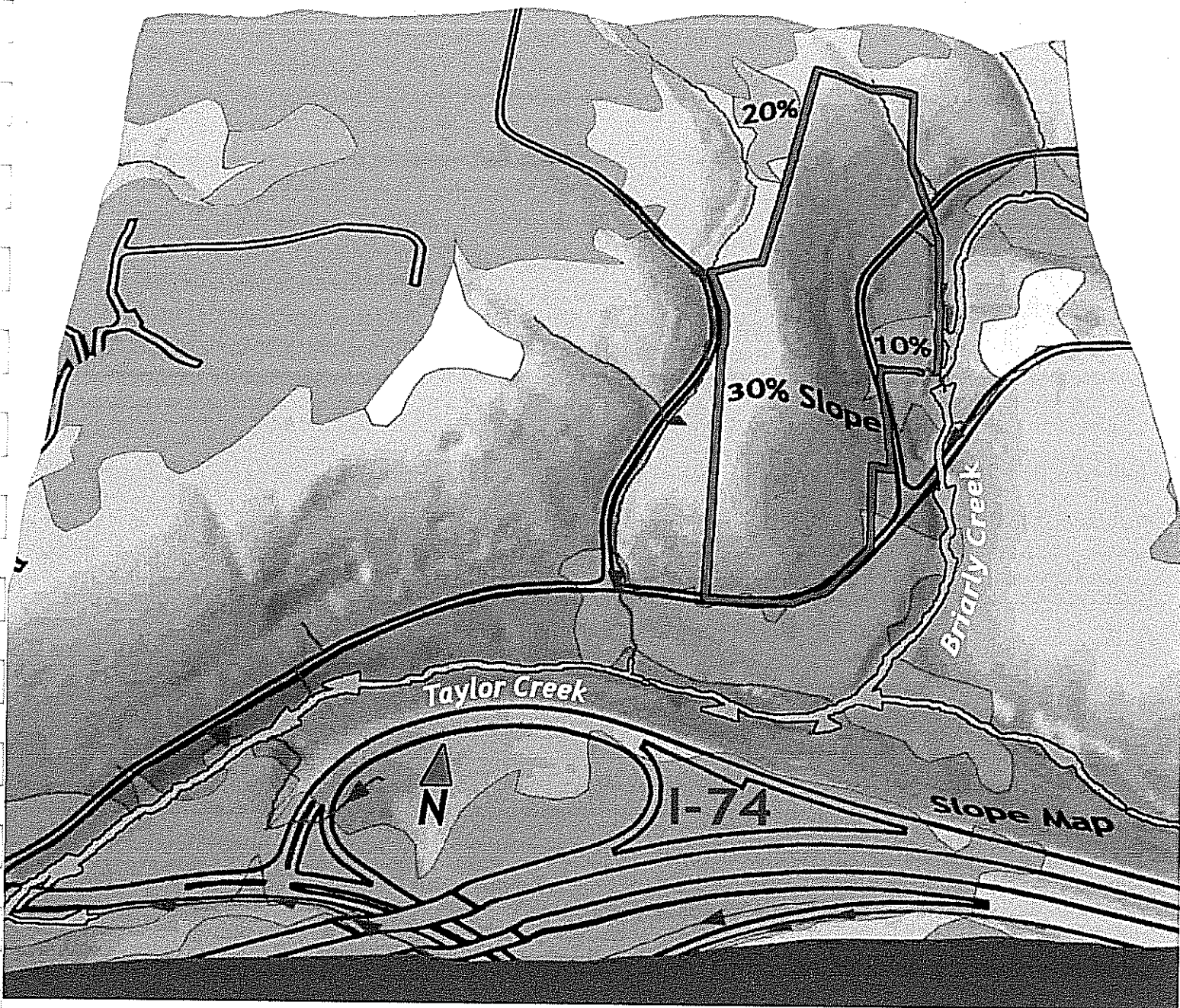


MILES

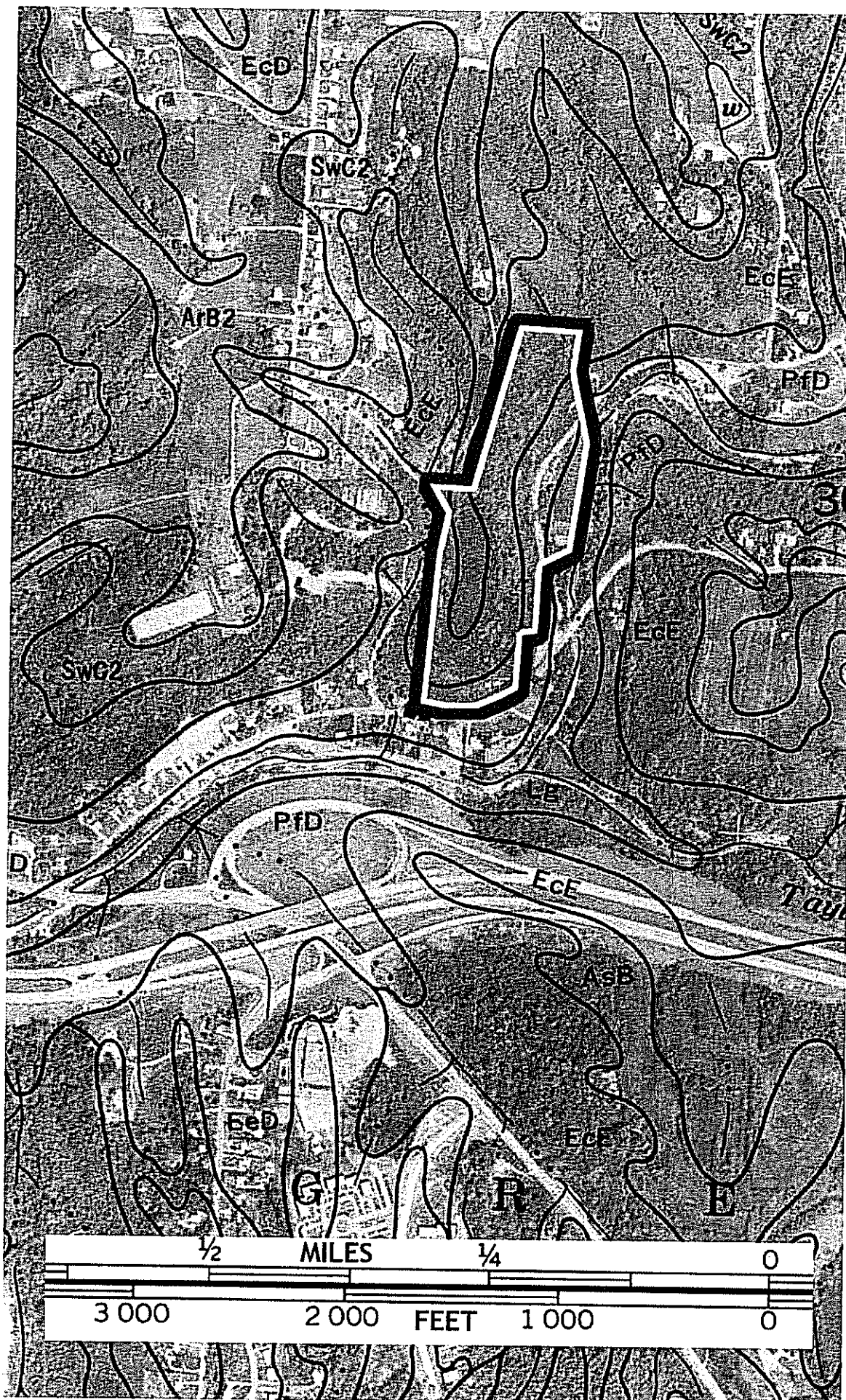
FEET

KILOMETERS

Exhibit 7a



Slopes Terrain View



Schiermeier Ridge

Soils

Sheet 27
Soil Survey
Hamilton
County
Ohio

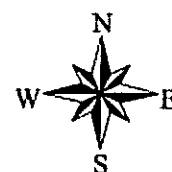
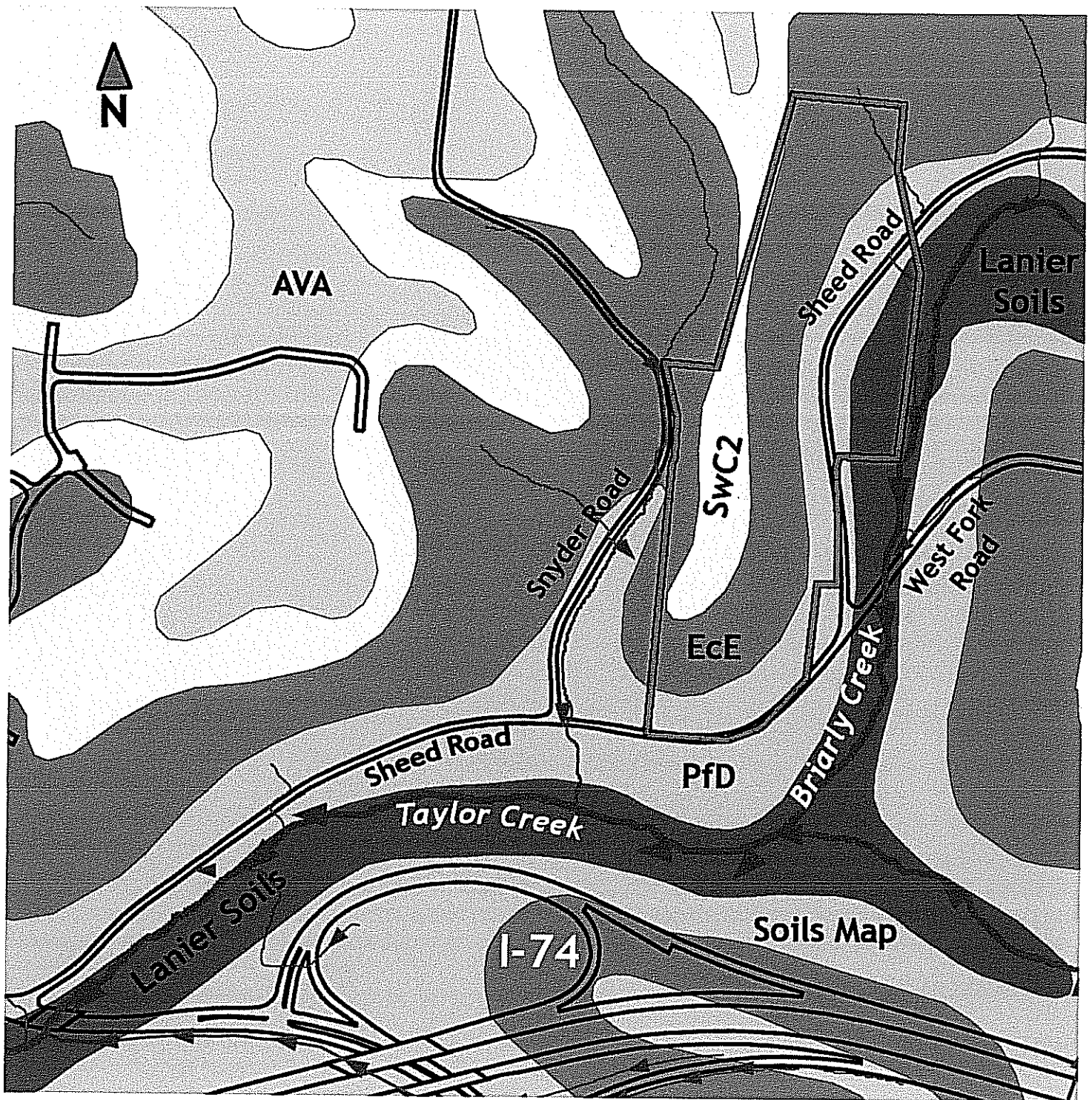


Exhibit 8a



Soils
CAGIS Data Layer



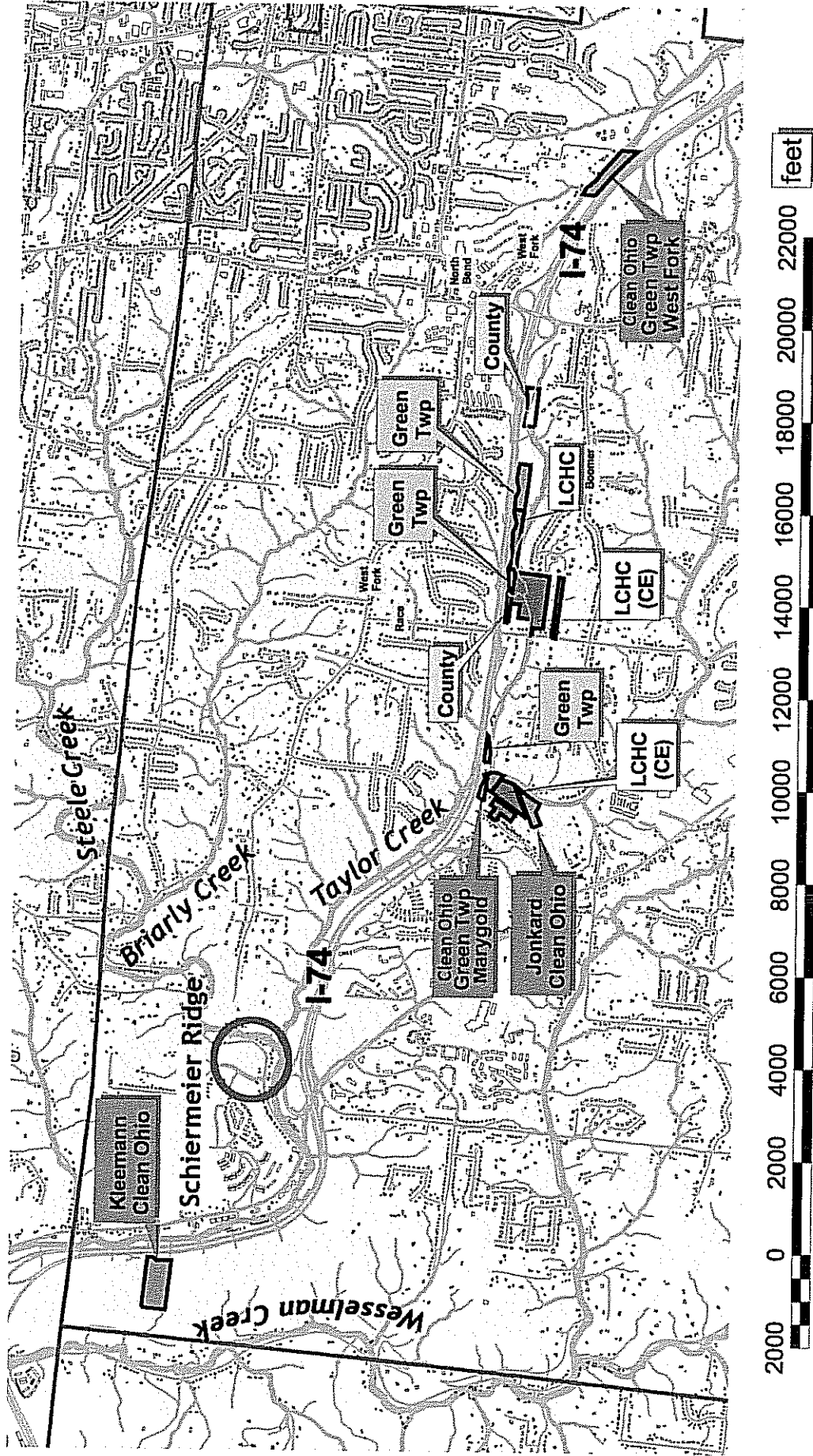
Aerial Panorama Google Earth View

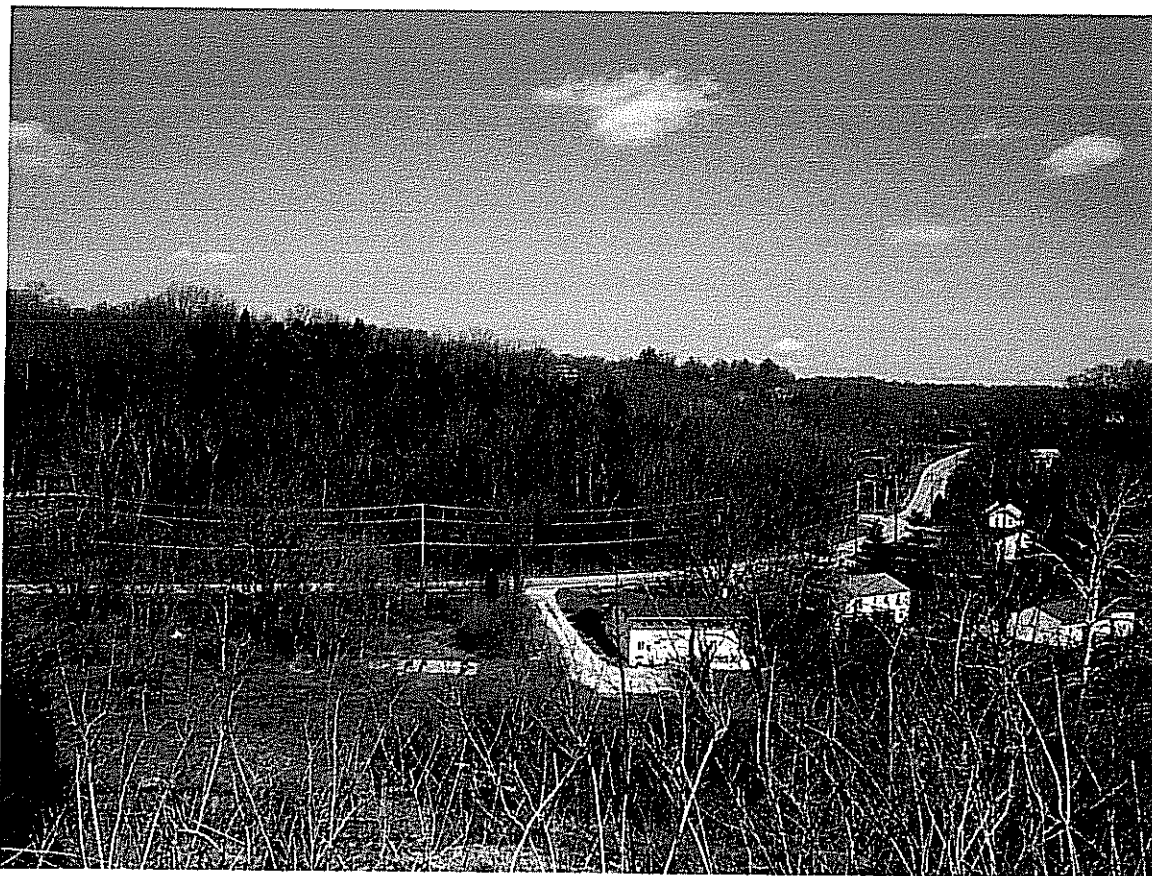
Schiermeier Ridge / I-74 Greenway Preserve

Exhibit 9a

I-74 Scenic Greenway

Protected Parcels 2007





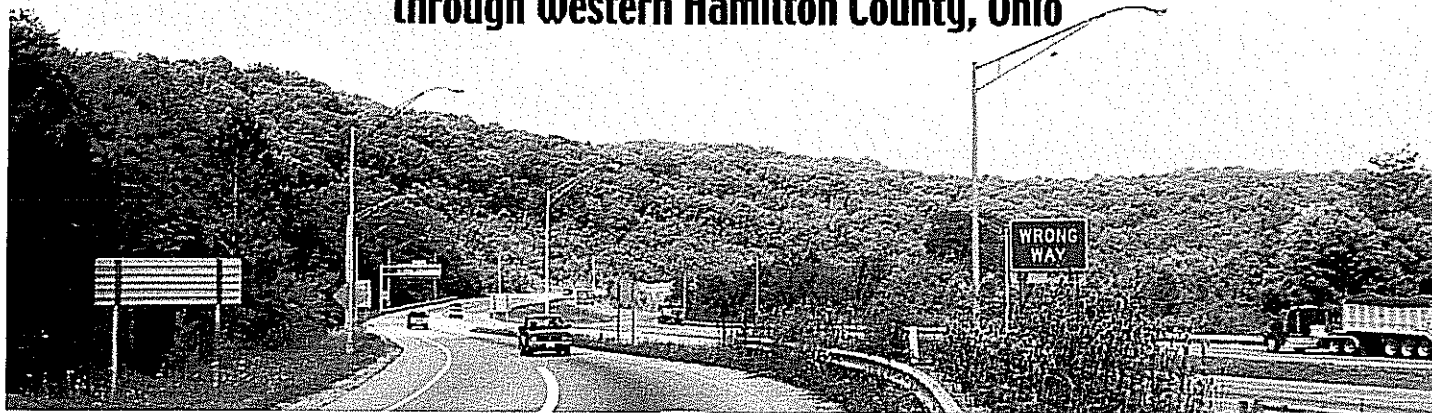
SCENIC VIEWS of Schiermeier property viewed across Sheed Rd. from I-74 Exit #11.



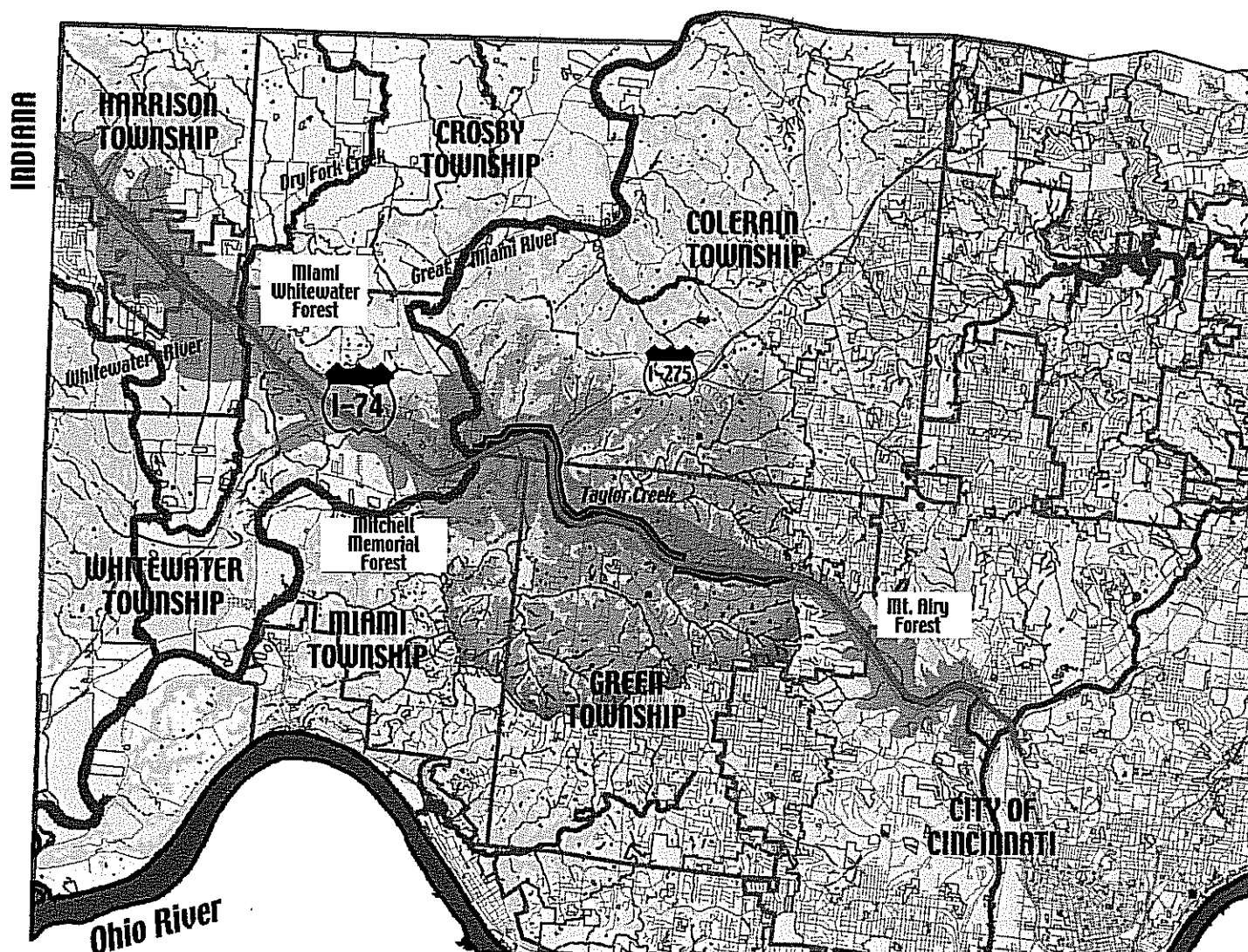
SCENIC VIEWS of Schiermeier property on both sides of Sheed Rd.

THE I-74 SCENIC GREENWAY

through western Hamilton County, Ohio



LOOKING WEST: Taylor Ridge promontory at I-74 / Rybolt Road Interchange in Green Township

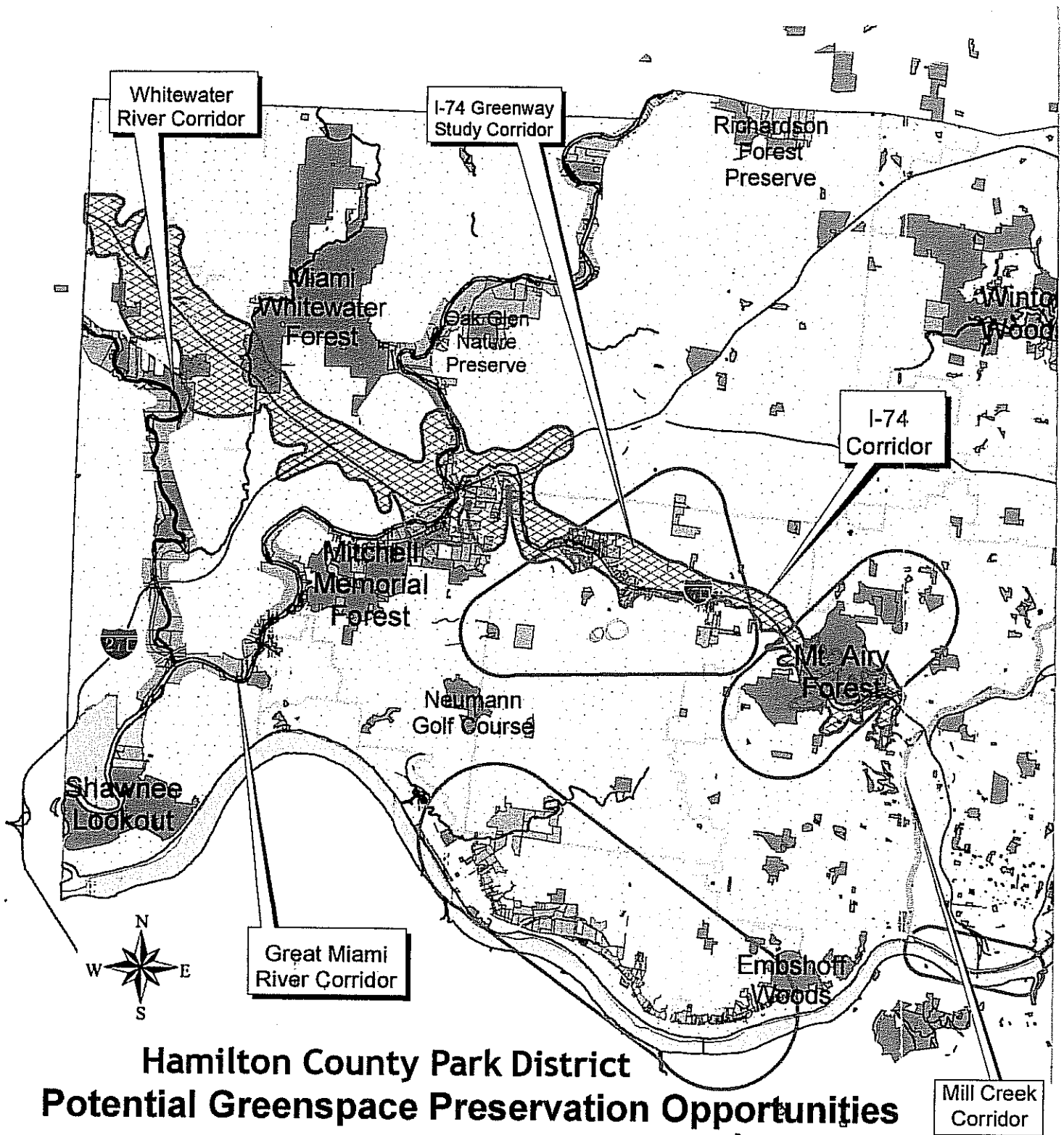


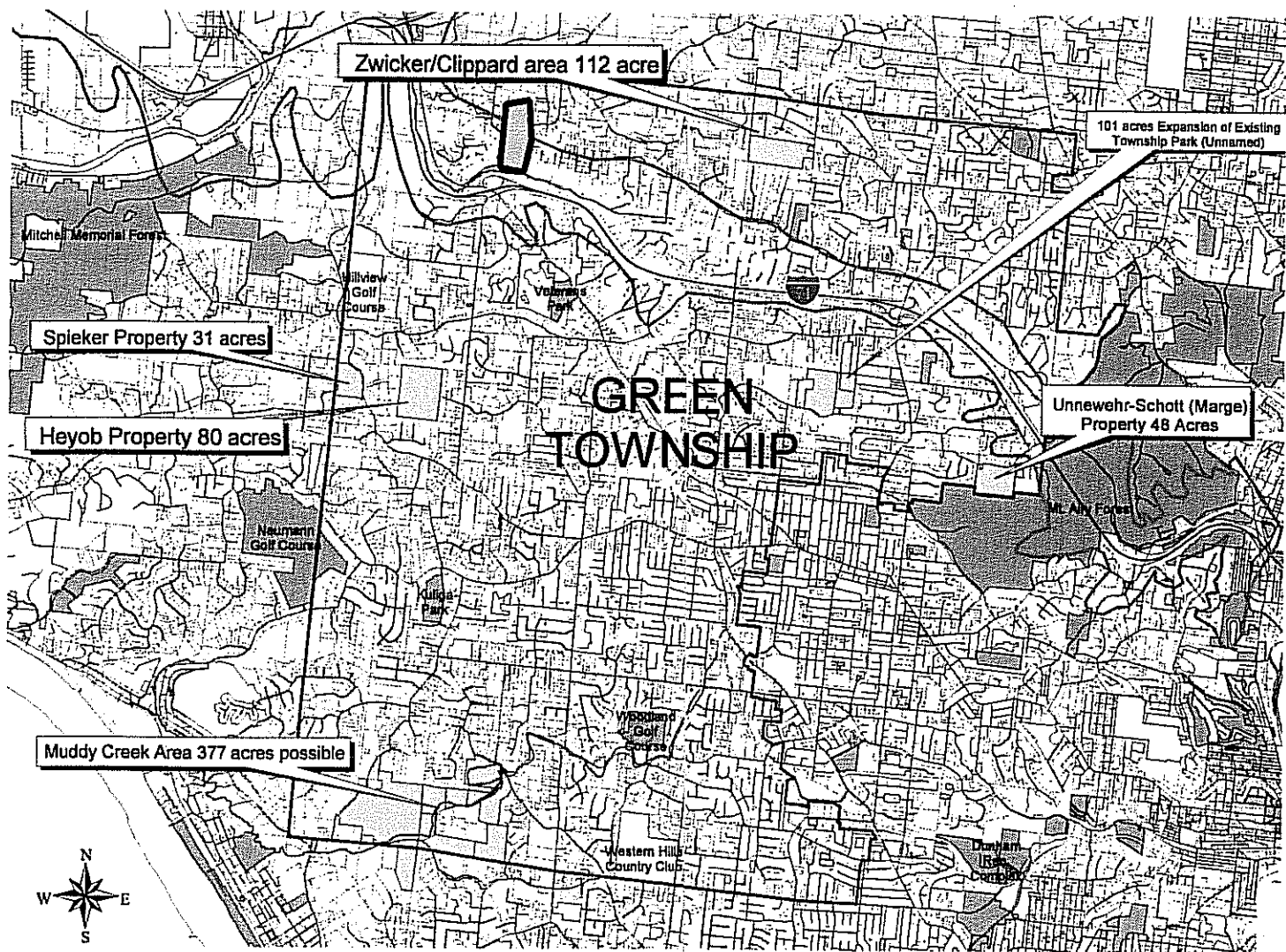
WATERSHED MAP OF WESTERN HAMILTON COUNTY
with I-74 (RED line) and Greenway (GREEN) added

THE LAND CONSERVANCY
OF HAMILTON COUNTY, OHIO

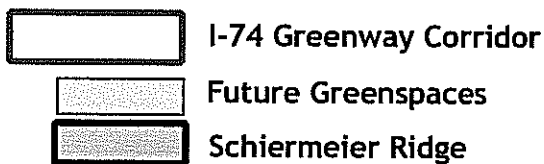
513.574.1849 www.LandConservancyHC.org

Exhibit 10a





GREEN TOWNSHIP GREENSPACE PLAN



The Economic Case for Preserving Greenspace

Literature review prepared for Green Umbrella by Bob Temple, November 2005

This reviews published studies documenting the economic value of greenspace.

As part of ongoing controversies over land development in the Greater Cincinnati area, some development advocates claim that undeveloped open spaces have no value. For example, the *Cincinnati Enquirer* recently quoted the head of the Greater Cincinnati Home Builders Association as saying "green space isn't preserved land, it's wasted land."ⁱ Abundant evidence to the contrary exists.

The present review focuses on well-established dollar values delivered by green infrastructure, with emphasis on studies most relevant to the Ohio-Kentucky-Indiana region. This concentration on the market economy does not in any way deny that natural areas provide important other values. These include quantifiable benefits to health, recreation, public safety, and cost of public services, as well as social and ethical values related to stewardship, biodiversity, aesthetics, noise reduction, social justice, and other aspects of quality of life. Some of these matters may be better treated with the general topic of sustainable design, others may be subject to interpretation and individual philosophy, and all could be usefully addressed by additional reviews.

Overview

Incontrovertible evidence based on sound science and economic analysis shows that undeveloped land is anything but "wasted." Green infrastructure in the Greater Cincinnati region provides ecosystem services that would cost many millions of dollars to replace. Loss of just ten percent of our region's forested land – a reduction from 30% to 27% of the land area – would require about twenty-five million dollars in additional public expense every year to maintain water and air quality and manage stormwater. In addition, households would incur large losses in real estate values and increases in energy expenses.

Sensible, well-planned development that avoids loss, fragmentation, and degradation of our most important greenspaces is good public policy, good development policy, and in everyone's best financial interest.

Stormwater Management

Forest cover can intercept up to 50% of a rain event, while impervious cover (roof tops, driveways, roads) conveys sixteen times more stormwater than forest cover.ⁱⁱ

In 2003, Green Umbrella published an estimate of the value of tree cover in the eight-county Greater Cincinnati region in stormwater control.ⁱⁱⁱ The study (<http://www.greenumbrella.org/images/GUgreenpaper.pdf>) used the well-validated methodology of the CITYgreen software developed by American Forests.^{iv} Satellite imaging allowed an estimate that 30% of the region's land area is tree canopy, a value significantly below the minimum 40% recommended by American Forests.^v Without these trees, public utilities in the region would have to spend \$1.177 billion on construction of facilities to mitigate peak stormwater flow, or \$102,600,000 per year for twenty years. In more immediate and realistic terms, reduction in our forest greenspace by just ten percent – from 30% to 27% of the land

area – would cost taxpayers an additional ten million dollars per year. Higher-resolution imaging would increase the value by an estimated 15%, and the study did not include the value of unforested greenspace (cropland and grasslands), which also represent significant hydrologic reserves.

Published studies in many other areas using this methodology have given similar results.^{vi,vii} Other studies have given higher values. For example, the Minnesota DNR has calculated a cost per acre to replace stormwater storage about twice as high.^{viii}

Water Quality

Greenspaces protect water quality by removing contaminants (nonpoint-source pollutants) and by reducing siltation and erosion. Preventing contamination of source water is far less expensive than building and operating treatment plants.

When streams are buffered by surrounding forests, the amount of nitrogen in runoff washing into the streams is reduced by 2.5 to 4 times while phosphorus drops by 1.5 to 3 times. A 10% reduction of sediment results in a 4% reduction of water treatment costs.^{ix}

A study carried out in 2002 by the Trust for Public Land and the American Water Works Association established a quantitative relationship between tree cover and water treatment costs.^x Reducing tree coverage in the source watershed from 30% to 20% increases treatment cost by \$160,000 per year for a 22 million gallon per day supplier. The greater Cincinnati Water Works produces 136 mgd. For a loss of just ten percent of our region's 642,800 forested acres, the calculation yields a treatment cost increase of \$300,000 per year. Based on comparable cases (below), capital costs would be about \$3,200,000, or \$280,000 per year for twenty years. Reduced regulatory costs would provide additional value. In net, reduction in our forest greenspace from 30% to 27% of the land area would add close to six hundred thousand dollars per year in drinking-water expenses.

Several widely publicized cases add credibility to these estimates and suggest that they may be too low. Metropolitan areas large and small have realized substantial financial savings by conserving watershed lands to protect drinking-water supplies. New York City saved \$6 to \$8 billion in capital costs plus \$300 million per year in operating costs by spending \$1.2 billion on watershed protection and improvement.^{xi} Auburn, Maine Saved \$30 million capital and \$750,000 in annual operating costs by spending \$570,000 to acquire land in their watershed.¹⁰ Milwaukee allotted \$15 million over 15 years to protect water quality by preserving greenspace; the expected cost benefit could be as high as \$120 million.^{xii}

Certain types of undeveloped land that provide unusually important ecosystem services in protecting water sources can have much higher per-acre values. Erosion reduction in floodplains can be worth \$3,200 per acre per year.^{xiii} The value of wetlands for water quality has been estimated at \$10,578 (1981) and \$47,000 (2000) per acre.^{xiv}

Air Quality

Projects that preserve or increase forest cover dramatically affect air and water quality in Ohio.^{xv} According to USDA Forest Service, trees and vegetation reduce particulate airborne pollution by up to 80%.⁷ The absence of trees increases the levels of dust, a common allergen, by between four and one hundred times.^{xvi}

The CITYgreen analysis on air quality calculates dollar value based on "externality" costs, the indirect expense borne by society due to air pollution. Forest land in the Greater Cincinnati region reduces air pollutants (ozone, sulfur dioxide, nitrogen oxides, carbon monoxide, particulates) by some 61.3 million pounds per year, providing an annual economic value of \$138,000,000.^{3,4} A loss of ten percent of our forest greenspace would therefore represent a public loss of about fourteen million dollars per year.

Forested greenspaces also provide the essential service of climate stabilization by storing carbon. A new international system for market trading of carbon credits aims to reduce atmospheric concentrations of carbon dioxide, a greenhouse gas that causes global warming. The system is in its early stages of implementation, and prices are now highly uncertain. In pilot trading at the Chicago Climate Exchange in 2004, prices ranged between \$3.19 and \$6.93 per ton of carbon sequestered. Prices have ranged between \$28 and \$48 per ton in Europe since trading began on January 1, 2005. Estimates of long-term U.S. prices range as high as \$300 per ton.^{xvii}

Taking a conservative value of \$25 per ton, ten percent of our region's forest land would be worth about half a million dollars in carbon credits.

Property Values

Studies have consistently shown that the presence of greenspace has a strong positive effect on real estate values and that the economic vitality of an area, an important determinant of long-term property values, is linked with availability of greenspace.^{xviii} Although many of these studies^{xix} are qualitative, based for example on public-opinion surveys, a growing number establish quantitative relationships.

A landmark 1999 study in Marion County (Indianapolis), Indiana carried out a very detailed multifactorial analysis of the selling prices of 9,348 properties. Location within a half mile of a recreational greenway was found to be worth an average premium of \$13,000 in the selling price of a house. For location within defined conservation corridors, the premium was \$2,200 to \$5,300 per house in three different statistical models.^{xx}

In the Cleveland, Ohio area, lots with conservation easements sold for 20% more than similar property without the easements^{xxi} and houses adjacent to natural streams were worth three times as much as those by channelized streams.^{xxii} In Grand Rapids, Michigan, lots adjacent to a permanent forest preserve sold for 19% to 35% more than other lots in the same subdivisions.^{xxiii}

In Philadelphia, the Regional Science Research Institute found that the value of property decreases the farther away it is from park land. At 40 feet, the greenspace accounted for 33% of the land value, 9% of the value at 1,000 feet, and 4.2% of the value at 2,500 feet.^{xxiv} In Salem, Oregon, land adjacent to a greenbelt was found to be worth about \$1,200 an acre more than land only 1,000 feet away.^{xxv}

Almost thirty years ago, a study in Boulder, Colorado dealt with the value of greenbelts established to preserve natural land. The study found that "Distance from the greenbelt has a statistically significant negative impact on the price of residential property." Everything else being equal, prices of properties adjacent to the greenbelt were 32% higher than those 3,200

walking feet away. The resulting increase in tax revenues covered the purchase price of the greenbelt in just three years.^{xxvi}

A developer in San Diego County found he could increase the sale price of his houses by 25% by scaling back his development by 15% and adding natural greenspace corridors visible from every house.^{xxvii} In Amherst and Concord, Massachusetts, houses in a clustered development with permanently protected greenspace appreciated in value more rapidly and sold (in 1989) for an average of \$17,100 more than similar houses in a conventional development, even though the latter had considerably larger lot sizes.^{xxviii}

The positive effects of greenspace on regional water and air quality, as outlined above, also have important effects of real estate values. In one clear example, five cities in Minnesota lost over eight million dollars in tax revenues because of real estate devaluation caused by ground-water pollution.^{xxix}

Energy Savings

Forested greenspace significantly reduces heating and cooling costs by reducing surface wind speeds and heat-island effects.

A single mature tree provides the cooling equivalent of nine room air conditioners operating at 8000 BTU/hour for twelve hours per day.^{xxx} The American Forest Association has shown that houses and businesses that retain nearby trees save 20-25% in their energy bills for heating and cooling compared to those where trees are cleared.¹⁶ The estimate by the USDA Forest Service is "up to 30%."⁷

The city of Milwaukee saved \$25 per household (\$655,000 total) in cooling costs in one year through its urban forestry program. Chicago saved 5-10% in electric costs by its expanding its tree canopy.^{xxxi}

In another area of energy consumption, landowners can save between \$270 to \$640 per acre in annual mowing and maintenance costs by leaving land in its natural state instead of in lawn grass.¹⁶

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ⁱⁱⁱ "The Economic Value of Greenspace in the Greater Cincinnati Region," April 28, 2003. <http://www.greenumbrella.org/images/GUGreenpaper.pdf>.

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^{vi} See "Urban Ecosystem Analysis," <http://americanforests.org/resources/urbanforests/analysis.php>.

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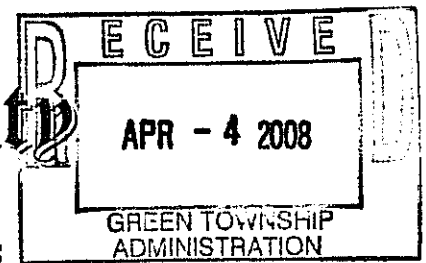
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- xxi Ohio Department of Natural Resources, Division of Soil and Water Conservation, *News and Views* (2001).
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**Letters
of Support**



Hamilton County



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Vice President
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Jacqueline Panioto
Clerk of the Board
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April 1, 2008

Green Township Trustees
6303 Harrison Avenue
Cincinnati, Ohio 45247

RE: Acquisition of Schiermeier Ridge/I-74 Greenway Preserve

Dear Trustees Tony Upton, Tracy Winkler and Chuck Mitchell:

The Board of Hamilton County Commissioners fully supports Green Township's efforts to seek Clean Ohio Conservation funds for the acquisition of the Schiermeier Ridge/I-74 Greenway Preserve, in order to preserve the land in its scenic and natural wooded state.

We believe this 21-acre forested ridge at 5830 Sheed Road in Green Township has many conservation values, and is the perfect example of the type of lands this fund is intended to preserve.

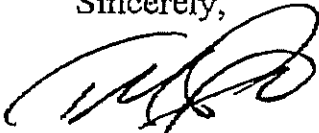
This effort is very important to the ongoing preservation of scenic land in the I-74 Greenway, as recognized by your land trust, by Green Township and also the Hamilton County Park District. This land provides a buffer that protects property values for numerous homeowners in the urbanizing neighborhood, and also preserves an important riparian buffer for both Briarly Creek and Taylor Creek.

Green Township Trustees
April 1, 2008
Page 2

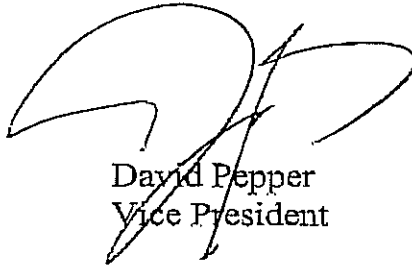
We are pleased at the possibility of another 21 acres of hillside property being added to the I-74 Greenway, and permanently protected for the benefit of the public.

We wish you much success in your application.

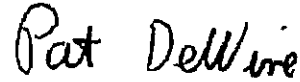
Sincerely,



Todd Portune
President



David Pepper
Vice President

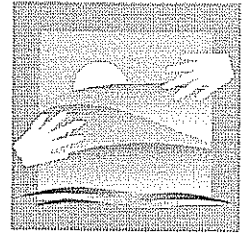


Pat DeWine
Commission Member

cc: Clare Johnson

THE LAND CONSERVANCY OF HAMILTON COUNTY, OHIO

5200 Race Rd., Cincinnati, OH 45247 TEL (513) 574-1849
FAX (513) 574-2981 WEBSITE www.LandConservancyHC.org



Member
LAND TRUST ALLIANCE
www.lta.org

April 2, 2008

Green Township Board of Trustees
Mr. Charles Mitchell
Mr. Anthony Upton
Ms. Tracy Winkler

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Bob Minges
Richard Minges Sr.
Eric Russo/The Hillside Trust
Susan Ulrich, Sec.

Re: Schiermeier Ridge / I-74 Greenway Preserve

Dear Trustees Mitchell, Upton and Winkler:


We gratefully support your application to the 2008 Clean Ohio Conservation Fund to purchase and protect the 21-acre Wilma Schiermeier parcel at 5830 Sheed Rd. in the I-74 Greenway. We appreciate your financial contribution to provide in-kind and local match funding.

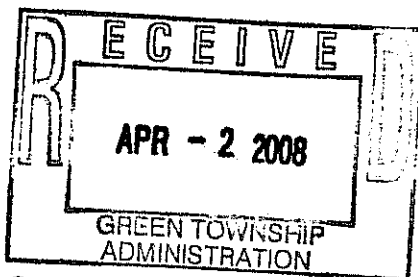
The I-74 Greenway project, initiated in 2001, is our ongoing conservation effort. The forested parcel has been identified as a top priority acquisition and an important addition to the Greenway. This new highly-visible hillside will add a key section of forested land to Green Township's protected properties.

Green Township can take credit that the first half-mile of contiguous preserved land along I-74 is located in the township, thanks largely to your recent purchases. This demonstrates that the ultimate protection of the entire Greenway is an achievable goal.

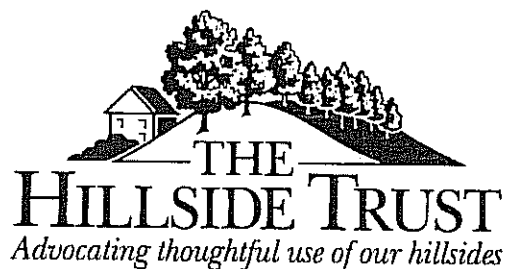
On behalf of the Board and members of the Land Conservancy, and all the citizens of Green Township, thank you most sincerely for your efforts in applying to the Clean Ohio Conservation Fund to protect this land.

Yours truly,


Roland Johnson
President



Land conservation protects our natural heritage and benefits our quality of life



April 1, 2008

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EXECUTIVE DIRECTOR

ERIC RUSSO

Mr. Kevin Celarek, Township Administrator
Green Township
6303 Harrison Avenue
Cincinnati, OH 45247

Dear Kevin:

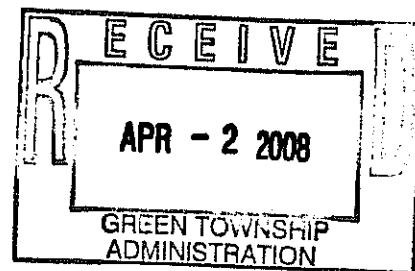
I am providing this letter in support of Green Township's 2008 application to the Natural Resource Assistance Council (NRAC) of the Clean Ohio Fund. I understand this application is seeking funding for the purchase of a 21-acre hillside, otherwise known as the Schiermeier Ridge/I-74 Greenway Preserve, located at 5830 Sheed Rd. at the intersection with West Fork Rd.

It is the position of The Hillside Trust that this application represents an important hillside acquisition. The site is highly visible from I-74, Sheed Rd. and West Fork Rd., it is located within a rapidly developing region of the County, and it contains very steep slopes adjacent to a riparian corridor. The property is also located within the publicly-recognized I-74 Greenway, in which previous NRAC money has funded important conservation acquisitions through Green Township's efforts.

The Hillside Trust will be pleased to see another 20+ acres of hillside property added to the growing list of preserved lands within this scenic corridor. We wholeheartedly endorse Green Township's efforts in this capacity, and wish you all the success in your application.

Sincerely,

Eric Russo
Executive Director





RIVERS UNLIMITED

Ohio's Statewide River Protection Organization

515 Wyoming Ave, Cincinnati, OH 45215 • 513/761-4003 • 513/761-4988 [fax] • info@riversunlimited.org • www.riversunlimited.org

March 20, 2008

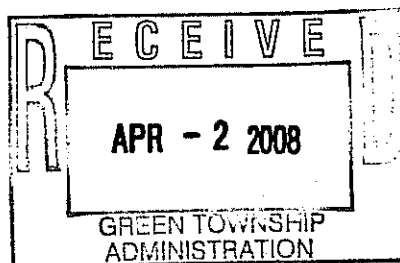
To Whom It May Concern:

Rivers Unlimited is pleased to support the Land Conservancy of Hamilton County in its pursuit of funds with which to purchase land at 5830 Sheed Road. This 21-acre parcel features both open space and wooded sections, and contains highly-erodible soil. The conservation of this property will prevent the erosion that would accompany its development for commercial purposes. The prevention of erosion in western Hamilton County is vital to its rivers and streams, as siltation is a leading cause for the impairment of water quality in the area.

Preservation of riparian corridor near streams is one of the most effective ways in which water quality can be protected. Furthermore, Rivers Unlimited is especially enthusiastic about conservation through partnership with landowners. Once land is sold for development, it is often too late to protect the water quality of local rivers and streams in an effective, non-divisive manner.

Sincerely,

Nathan Holscher
Project Director



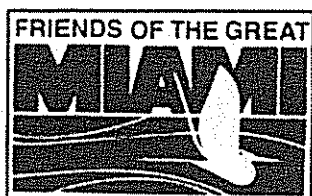
MEMBER



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March 22, 2008

Board of Directors
The Land Conservancy of Hamilton County, Ohio
c/o 5200 Race Rd.
Cincinnati, Ohio 45247
RE: Schiermeier Ridge/I-74 Greenway Preserve

Dear Land Conservancy Board:

We, the Friends of the Great Miami by action of the board on March 21, support the proposal of the Land Conservancy of Hamilton County, Ohio to apply for Green Ohio funds to buy and preserve the 21 acres of Schiermeier Ridge as a green conservation easement for public use and enjoyment. The Friends of the Great Miami is a 501(c)(3) organization that works to improve and maintain water quality in the Great Miami River Watershed from the Ohio River to Middletown, OH. The Schiermeier property at the junction of Sheed Road and West Fork Road along the Western side of Briarly Creek and the ridge above Sheed Road, offers a buffer to future development on the western side of Cincinnati in the Briarly Creek watershed. The impervious surface in the county, not yet mitigated by post construction rain gardens, pervious pavers, dry swales, infiltration trenches and cisterns to delay rainfall runoff, is subject to intense discharge events. The agricultural field along Briarly Creek is the old flood plain of the creek. The creek has down cut to bedrock and the field likely only floods in near 100 year events. However, the 100 year events are likely to increase in frequency as development continues to infill the area. The land holds water now following rainfalls and should be restored in part to a swamp forest. This spring's rain has filled bankfull and shows evidence of bank erosion on the upper side of the property on the west side and at the lower side of the property on the opposite east bank of Briarly Creek. The bank needs more riparian zone trees to stabilize the bank in part.

The ridge is colonized by about a 50 year old forest, that does not have a sufficient canopy to exclude the invasive honey suckle, *Lonicera mackii*, that colonizes the property from Sheed road to the top of the ridge. A couple of old Walnut trees were left uncut by the farmer. The understory does not appear as of this date to have any understory perennial spring flowers. The land was cleared and used perhaps for cattle or hog grazing and trampling. Today deer trails clearly cross the property and are used frequently. The forest is recovering and adds to the green cover, cleaning air and stabilizing the steep sides of the ridge.

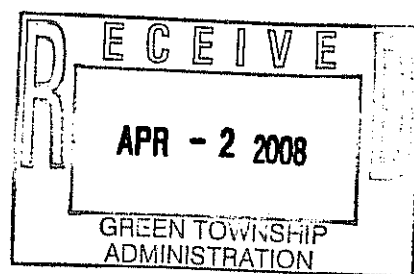
Were this property aggressively developed as the asking price to maximize home lots, the ridge would likely be lowered to fill in the flood plain if the new owner could get a 401 and 404 permits from the OEPA and USACE. The area would then be a source of a faster flowing creek and source of sediments during construction. The flood plain buffer would force the increased discharge into the existing channel.

This old homestead has three collapsed outbuildings as well as the original home on the property. All of the buildings were constructed above the level of the lower field, indicating their early concern about flooding of Briarly Creek.

Friends of the Great Miami, after touring the property, find it to be ideal green pinnacle to the valleys of West Fork Road and Taylor Creek that would protect Briarly Creek by providing a floodplain above the West Fork bridge in large rainfall runoff events.

For the Friends of the Great Miami River

Michael C. Miller, Vice President, Friends of the Great Miami



March 26, 2008

Board of Directors
The Land Conservancy of Hamilton County, Ohio
c/o 5200 Race Rd.
Cincinnati, Ohio 45247



soil and water

CONSERVATION

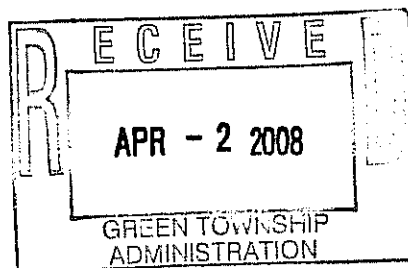
DISTRICT

Subject: Support of 2008 Clean Ohio Fund Application

Dear Land Conservancy Board Members,

The Hamilton County Soil & Water Conservation District supports the Land Conservancy of Hamilton County Clean Ohio Fund greenspace preservation project proposal. The parcels of land at 5830 Sheed Rd. that your organization proposes to permanently protect, provides valuable riparian corridor protection in both the Taylor Creek and Briarly Creek watersheds. The section of Taylor Creek to which the area drains already exhibits signs of instability. Further construction within this portion of the watershed and discharge of additional storm water runoff could lead to additional stream bed and stream bank erosion within Taylor Creek. Furthermore, the retaining wall that abuts Taylor Creek, along Sheed Rd., appears to have been compromised in a few locations. Future development along the hillside and the associated storm water runoff directed toward Taylor Creek would present further challenges for maintaining the stability of the wall.

The hillside that runs to the north of Sheed Rd., just northeast of the Harrison Rd. intersection, predominantly consists of the following soil types: Eden silty clay loam (25-40% slopes), Switzerland silt loam (8-15% slopes) and Pate silty clay loam (15-25% slopes.) All of these soils are considered moderately to highly erodible and poorly suited for construction activities due to severe slopes, slippage and shrink-swell potential. Therefore, preservation of the forested hillside, which drains toward Taylor Creek and Briarly Creek would prevent excessive sediment inputs into these waterways as well as the discharge of nonpoint source pollutants if this hillside were to be developed. The importance of protecting greenspace adjacent to tributaries of the Taylor Creek for storm water filtration purposes is vital as the Taylor Creek subbasin and adjacent Great Miami River tributaries have been identified by the Ohio Environmental Protection Agency as the last remaining viable headwater stream habitats in Hamilton County (OEPA Biological and Habitat Investigation of Greater Cincinnati Area Streams: The Impacts of Interceptor Sewer Line Construction and Maintenance, 1992.)



29 Triangle Park Drive

Suite 2901

Cincinnati, Ohio

45246 3411

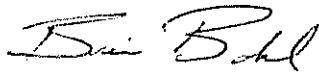
513-772-7645

513-772-7656 FAX

Mission Statment - A public organization committed to assisting the citizens of Hamilton County through education, technical assistance and leadership to be stewards of our soil and water resources.

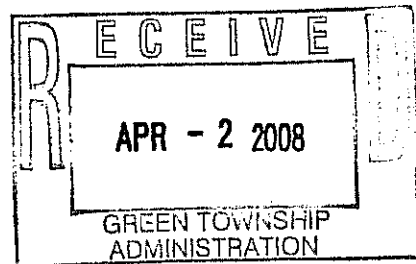
Due to the significance of the 21 acre forested hillside in providing erosion control and reducing storm water runoff, the Hamilton County Soil & Water Conservation District supports acquisition of the property through use of Clean Ohio funds. We further recognize the value of this greenspace as wildlife habitat, as well as its contribution to the scenic vistas along Taylor Creek, Sheed Rd. and I-74 in Western Hamilton County.

Sincerely,



Brian Bohl, CPESC
Stream Specialist

CC: Dave Dyke, Chairman, Hamilton County SWCD Board of Supervisors
Holly Utrata-Halcomb, District Administrator, Hamilton County SWCD





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Director JACK SUTTON

March 17, 2008

Mr. Roland Johnson, President
Board of Directors
The Land Conservancy of Hamilton County
5200 Race Rd.
Cincinnati, OH 45247

RE: 2008 Clean Ohio Conservation Program Application

Dear Mr. Johnson:

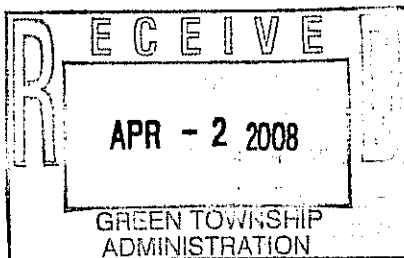
I am writing to express support by the Hamilton County Park District for the Land Conservancy of Hamilton County's (LCHC) application for 2008 Clean Ohio Conservation Program funds. I understand you are proposing to purchase a forested hillside property at 5830 Sheed Road along the Interstate-74 greenspace corridor. We understand the property includes 21 acres of wooded hillside which include slopes in excess of 25% and highly erodable soils..

The parcels that the LCHC proposes to purchase are within the I-74 corridor, an area that has been identified by the Park District as a high priority area for preservation of greenspace. The views of the forested hillsides within the corridor are a unique natural feature enjoyed by the citizens of Hamilton County and visitors to this region. The Hamilton County Park District supports your proposed partnership to protect greenspace within the I-74 corridor.

Sincerely,

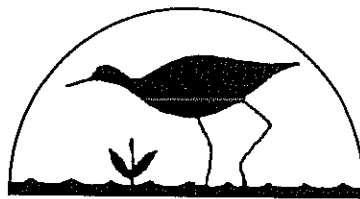
Hamilton County Park District

Jack Sutton
Director



MISSION STATEMENT

"To preserve and protect natural resources and to provide outdoor recreation and education in order to enhance the quality of life for present and future generations."



OXBOW, Inc.

FOUNDED 1985

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513-851-9835

April 2, 2008

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Tim Mara, Atty.

Board of Directors

The Land Conservancy of Hamilton County, Ohio
5200 Race Rd.
Cincinnati, OH 45247

Dear Directors:

Oxbow, Inc. supports the application of The Land Conservancy of Hamilton County, Ohio in their effort to obtain a COCF grant to purchase land in the Briarly Creek and Taylor Creek watersheds. Protection of land in these watersheds is of direct interest to Oxbow, Inc. which owns over 800 acres of land down stream for these creeks at the mouth of the Great Miami River where it junctions with the Ohio River.

In the last few years we have seen the effects of rapid runoff of water into the Ohio and Great Miami Rivers that have resulted in unusual summer floods and prolonged winter flooding of our property located in the flood plain. We are actively trying to reestablish an active native plant community and we farm 300 acres in the floodplain. Unusual summer flooding and late spring and early fall flood adversely effect our farming operations. Prolonged winter flooding adversely effects new plantings to reestablish a native ecology in the natural areas of our reserve.

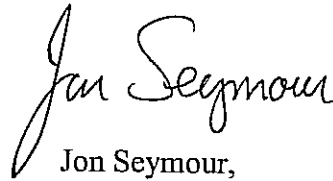
Every incremental protection of the health of the watershed helps maintain the ability of the watershed to retain and slow the release of water into downstream rivers.

Natural release of water from area watersheds is important to everyone in the Ohio valley as it helps maintain pure water for drinking and agriculture and reduces the level of damage done by increased volumes of water moving down river all the way to the Gulf of Mexico. The damage that is being done to the ecosystem is being done an increment at a time with the proponents claiming that their "own" increment is not of any consequence. They fail to account for the millions of aggregate increments that are responsible for the degradation of the runoff control system into all our

major watersheds such as the Ohio and Great Miami. Our only protection is to preserve one increment at a time in order to reduce runoff in every area that we can.

Purchase of the Schiermeier Ridge/I-74 Greenway Preserve by The Land Conservancy of Hamilton County is an outstanding example of preserving key areas that are of importance to the overall goal of reducing and minimizing harmful runoff and thereby aiding the land to serve its highest purpose for the community.

Sincerely

A handwritten signature in cursive script that reads "Jon Seymour". The signature is written in dark ink and is positioned above the printed name and title.

Jon Seymour,
President, Oxbow, Inc.

